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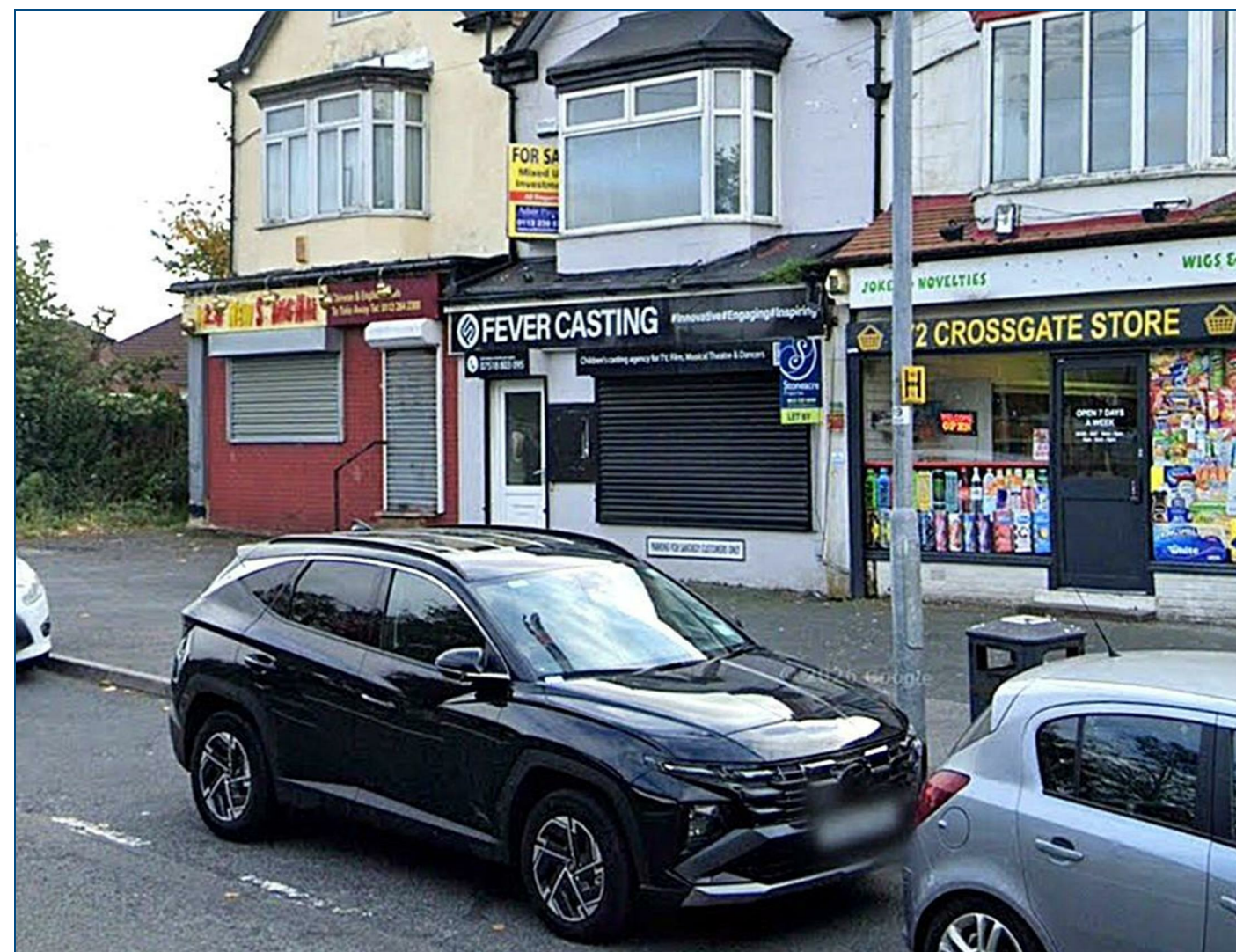


Stoneacre
COMMERCIAL

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
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www.stoneacreproperties.co.uk



74, Crossgates Road, LS15 7NN

£250 Per Month

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Lower ground floor low-cost space ideal for workshop, studio use or internet trading.

Located at the rear of Crossgates Road close to the ONESTOP convenience store midway between Leeds Outer Ring Road and York Road. Leeds City Centre is approximately 3 miles away.

- 481 Sq Ft
- Ideal workshop studio or Internet Trading

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk

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The Property Ombudsman
The Property Ombudsman
OnTheMarket.com

BUY SELL RENT MANAGEMENT FINANCE LEGAL

LOCATION

The premises are located at the rear Crossgates Road close to the ONESTOP convenience store midway between Leads Outer Ring Road and York Road

Leeds City Centre is approximately 3 miles away.

DESCRIPTION

The unit forms the lower ground area part of mixed-use property

This low cost space is ideal for workshop, studio use or internet trading,

ACCOMMODATION

The premises provide 481 sq ft

Plus WC

TERMS

Occupation by way of Annual Licence

£250 per month

BUSINESS RATES

The property is yet to assessed for Business Rates

it is likely the rating will be below £12,000 or
ZERO PAYABLE

Interested parties are advised to make their own inquiries in this respect.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property:-

0896-2479-9930-2800-3803

Rating D-93

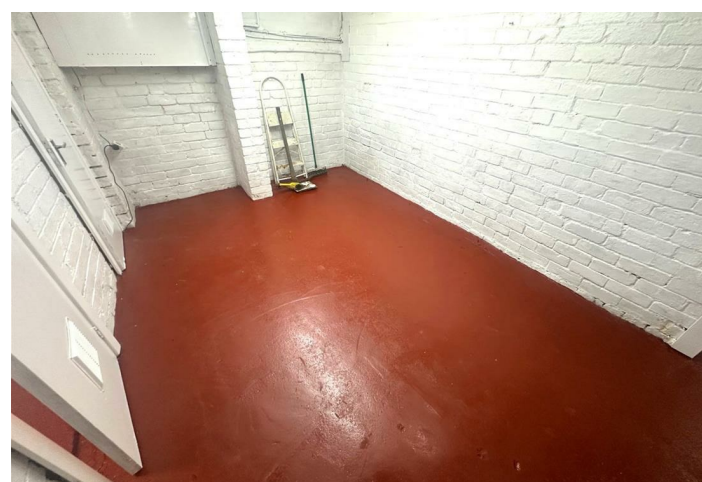
This can be viewed on <https://find-energy-certificate.service.gov.uk>

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999

MISREPRESENTATION ACT

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-



1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

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3. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

4. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared March 2026

