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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 Chape; 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.



**Stoneacre**  
**COMMERCIAL**

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York Road, LS14 6AA

£450 Per Month

Rapport Hair & Beauty offer a select few treatment rooms fitted out to a fabulous standard ideal for Aesthetic, Beauty, Counselling and Well-being and professionals located in Killingbeck fronting the A64 York Road, one of East Leeds busiest roads.

VIEWING IS ESSENTIAL

- Treatment Rooms
- Fabulous Fit-Out
- Off-Street Parking

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OnTheMarket.com

## LOCATION

Rapport Hair & Beauty is located at the left side of retail parade fronting the A64 York Road, one of Leeds Busiest roads situated approx 3 miles north east the city centre and close to Crossgates and beyond.

## DESCRIPTION

Select few treatment rooms fitted out to a fabulous standard offering modern, welcoming, secure, practical and cost-effective accommodation for Clinical, Medical, Aesthetic, Well-being and Counselling professionals.

Each treatment room enjoys the benefit of the following:-

- \* Free car park
- \* Reception & waiting area
- \* Internet provision
- \* Heating lighting
- \* Security

## ACCOMMODATION

The property provides the following accommodation:-

Treatment room 2 8.54m<sup>2</sup> 92 sq ft AVAILABLE  
Treatment room 3 7.11 m<sup>2</sup> 77 sq ft  
Treatment room 4 9.79 m<sup>2</sup> 105 sq ft

## TERMS

The Treatment rooms are available by annual licence.

Treatment room 2 £450 per month AVAILABLE  
Treatment room 3 £425 per month occupied  
Treatment room 4 £499 per month occupied

## EASY IN - EASY OUT TERMS

We are informed that VAT is not applicable to this sale.

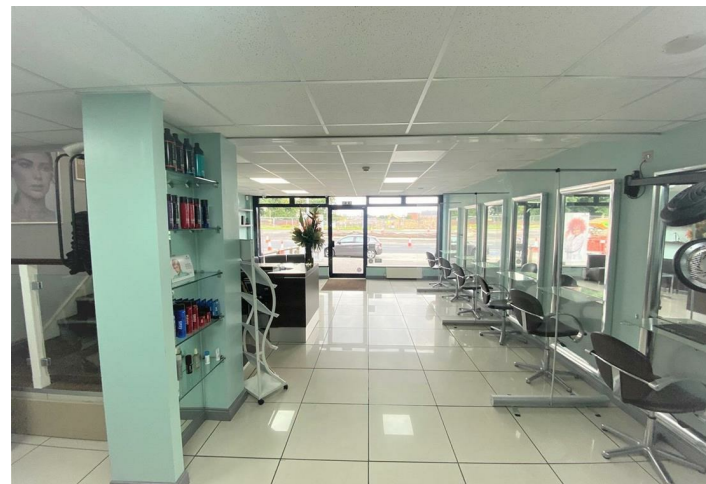
## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

1208-0022-8453-9806-3915  
Rating B-44

## VIEWINGS

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



## MISREPRESENTATION ACT 1967

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

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

## MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT.  
Details prepared July 2023

## BUSINESS RATES

Business Rates for this property are included in the monthly rental

ZERO payable.

