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Stoneacre
COMMERCIAL

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839, York Road, LS14 6AA

£450 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.

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

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 Consumer Ombudsman
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 8.54m² 92 sq ft AVAILABLE
Treatment room 3 7.11 m² 77 sq ft
Treatment room 4 9.79 m² 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.

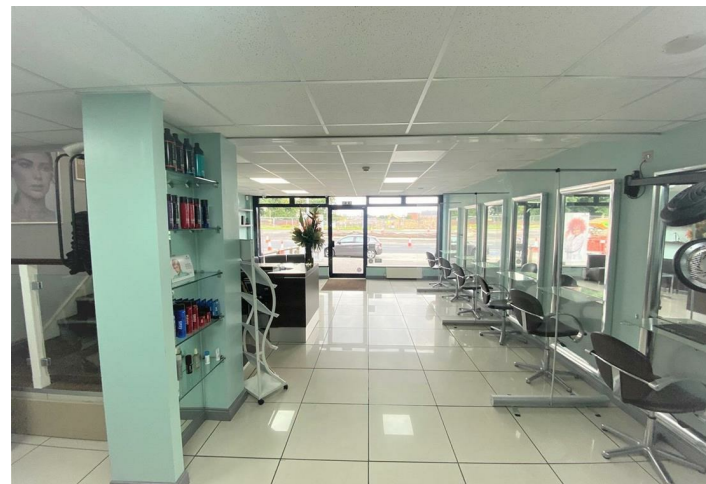
ENERGY PERFORMANCE CERTIFICATE

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

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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.
Details prepared July 2023

BUSINESS RATES

Business Rates for this property are included in the monthly rental

ZERO payable.

