

# TO LET

## Fully Fitted Hair Salon

Unit 2, Gateway West, East Street,  
Leeds, LS9 8DZ



### Overview:

- Fully fitted hair salon
- Currently extending to 929 sq ft
- Densely occupied residential location
- Basement car parking available
- Suitable for a variety of uses (subject to planning)
- Flexible lease terms available

### All Enquiries

Please contact:



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Louise Larking



Eamon Fox  
Sam Jamieson

## Location

The Gateway is a popular residential development consisting of c550 apartments located to the East of Leeds City Centre, a short distance from Leeds Bus Station, Victoria Gate. The scheme benefits from excellent access to the A63 which in turn provides to the M1 sits adjacent to the Leeds City Centre Loop Road and in close proximity to Leeds retail quarter.

## Description

This property provides a ground floor hairdressing salon with the floor to ceiling windows and a dedicated entrance. The unit has the benefit of being offered with the previous tenants fit out including wash basins, mirrors throughout and tiled flooring and air conditioning

## Accommodation

The property currently extends to 929 sq ft of ground floor retail premises.

## Parking

On site basement car parking available at an additional cost.

## Business Rates

In accordance with the Valuation Office, the property is assessed as Hairdressing salon and Premises and has a Rateable Value of £14,000.

## Planning

The property currently benefits from A1 (retail) use however would be suitable for a variety of uses (STP).



## Terms

Flexible lease terms available, by way of new full repairing and insuring lease for a term of years to be agreed.

## Rent

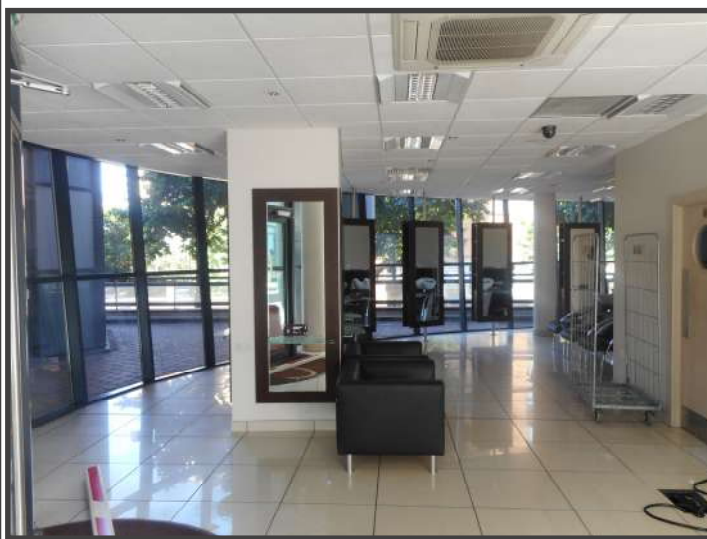
Quoting rent available on application.

## Legal Costs

Each party to be responsible for their own legal costs incurred during any transaction.

## EPC

EPC rating available upon request



**For viewings or further information please contact the joint agents Fox Lloyd Jones and Knight Frank:**



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Details Prepared September 2018 Subject to Contract