

TO LET

Unit 7-8

2,599 sq.ft

(241.3 sq.m)

RAWSTRON JOHNSON

TO LET

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ALL ENQUIRIES

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SUBJECT TO VP

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UNIT 7-8

The Penny Hill Centre
Leeds, West Yorkshire
LS10 2AP

Occupiers Include

Pizza Hut
Sue Ryder

scrivens
William HILL

MONEY
Trinity House Orthodontics

PENNY HILL CENTRE

UNIT 7-8

LOCATION

The Penny Hill Centre is the heart of Hunslet and provides a district centre anchored by an 80,000 sq ft Morrisons Foodstore and 22 shop units with a range of national, regional and independent retailers. Adjacent to the centre there is a library, day nursery, doctor's surgery and a school as well as a retail park which includes Lidl and KFC Drive Thru. First Direct Bank has a purpose build HQ of 200,000 sq ft nearby. Retailers included Yorkshire Bank, Sue Ryder, Scrivens, Greggs and Card Factory.

DESCRIPTION

The property provides prime retail accommodation across 2 floors. The subject property occupies a central position near the centre entrance with nearby occupiers such as Greggs and Sue Ryder. The property benefits from rear loading from the service yard at the rear as well as substantial shared 550 car par spaces.

UNIT SIZE

Ground Floor: 1,479 sq.ft (137.4 sq.m).
First Floor: 1,119 sq.ft (103.9 sq.m).
Total Area: 2,599 sq.ft (241.3 sq.m).

RENT

£30,000 per annum.

RATEABLE VALUE

Rateable Value £29,750

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £3,995.
Insurance: £952.17.

ENERGY PERFORMANCE

Rating B:30. Further information available upon request.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



26

Retail Units On-Site



34,341 sq.ft

Total Area



What Three Words
larger.draw.paid

PENNY HILL CENTRE

SITE PLAN



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Viewing
Strictly via prior appointment
with the appointed agents:



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