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UNIT 9

The Penny Hill Centre  
Leeds, West Yorkshire  
LS10 2AP

Occupiers Include

Pizza Hut  
Sue Ryder

scrivens  
William HILL

MO<sup>ney</sup>  
Trinity House Orthodontics

# PENNY HILL CENTRE

## UNIT 9

### 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: 684 sq.ft (63.6 sq.m).

First Floor: 529 sq.ft (49.1 sq.m).

Total Area: 1,213 sq.ft (112.7 sq.m).

### RENT

£21,250 per annum.

### RATEABLE VALUE

Rateable Value £14,250.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £2,094.08.

Insurance: £582.74.

### ENERGY PERFORMANCE

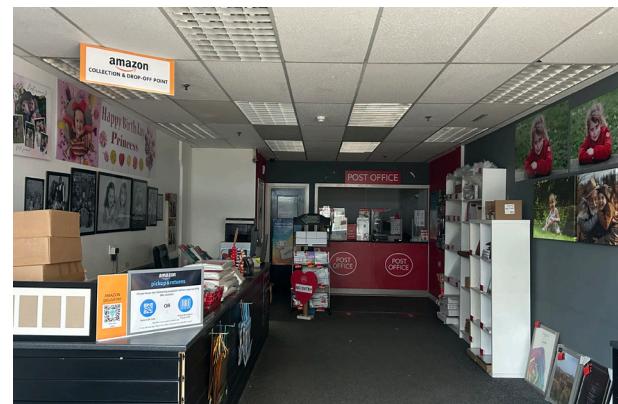
Rating D:23 (23.10.2031). Further information available upon request.

### PLANNING

It is the ingoing 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.



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Retail Units On-Site



34,341 sq.ft

Total Area



What Three Words

larger.draw.paid

# PENNY HILL CENTRE

## SITE PLAN



**Rakesh Joshi**

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07741 385 322  
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**Barry Flint**

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07385 138 755  
BFlint@lcpproperties.co.uk

### Viewing

Strictly via prior appointment with the appointed agents:



**Adrian Johnson**

07747 610111  
[adrian@rj-ltd.co.uk](mailto:adrian@rj-ltd.co.uk)



**Richard Webster**

07739 680472  
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