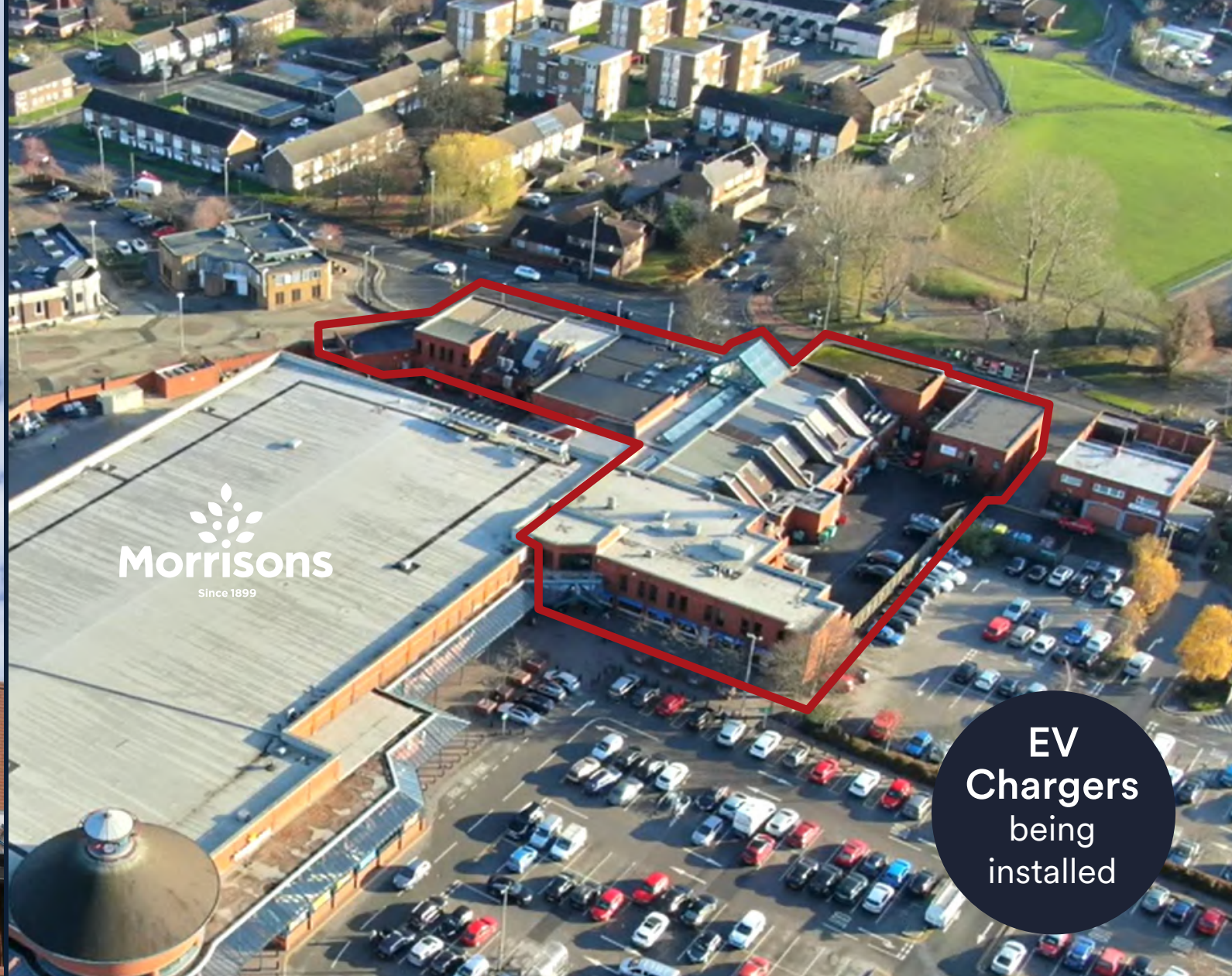




PENNY HILL



EV
Chargers
being
installed

STRONG COMMUNITY
AND CONVENIENCE
SHOPPING CENTRE





PENNY HILL

The Penny Hill Centre is the heart of Hunslet and provides a district centre anchored by a Morrisons Foodstore, and comprises of 22 shop units with a range of national, regional and independent retailers.

Key Retailers in the Centre include Scrivens, Virgin Money, Card Factory, Halifax, Greggs, Post Office, Barnado's, William Hill, and Well Pharmacy.



Substantial shared
550 Car Park
spaces



124,475
Catchment population
within 10 minutes

Anchored by an
80,000 sq.ft



Total Development
34,645 SQ.FT
(3,219 SQ.M)





PENNY HILL

Service Charge & Insurance

A service charge is payable on all units. The Landlord will insure the premises, the premiums to be recovered from the tenant.

Services

The units have electricity and water connected.

Planning

We understand that the property has planning consent for use within Class E of the Town & Country planning (Use Classes) (Amendment) (England) Regulations 2025. Interested parties should make their own enquiries to the Local Authority to satisfy themselves whether planning permission is required for their intended use.

Legal Costs

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

Rates Relief

The Government is continuing to provide business rates relief to qualifying retail, leisure and hospitality users in England. We understand that the level of relief available to such occupiers is currently 75% but interested parties must verify the Rateable Value, the availability of any relief and the actual rates payable for themselves with the business rates department of the Local Authority.



Adjoining petrol filling station



HIGH Annual Footfall

COMMUNITY SHOPPING CENTRE LOCATED IN HUNSLET, APPROXIMATELY 1 MILE TO THE SOUTH OF LEEDS CITY CENTRE

22 Retail Units Including National and Local Retailers



PENNY HILL

Available Units



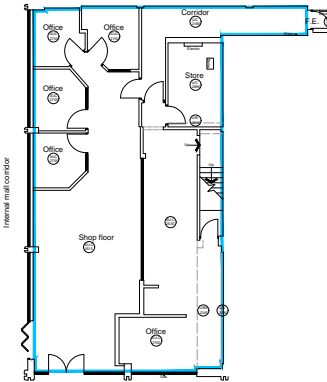
UNIT 7-8		
	sq.ft	sq.m
Ground Floor	1,427	132.5
First Floor	811	75.3
TOTAL	2,238	207.9
RENT	POA	
SERVICE CHARGE	£3,995	
RATEABLE VALUE	£29,750	
EPC	B:30	



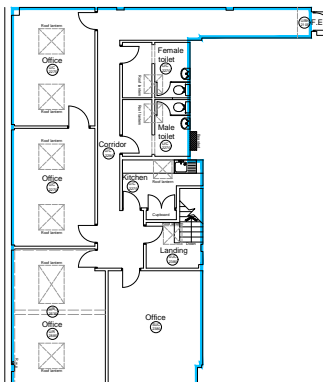
UNIT 15		
	sq.ft	sq.m
Ground Floor	1,585	147.2
First Floor	1,640	152.3
TOTAL	3,225	299.6
RENT	£30,000	
SERVICE CHARGE	£4,734	
RATEABLE VALUE	£28,500	
EPC	D:76	



Unit 15 Floor Plan



Ground Floor Plan - 1,585 Sq ft.



First Floor Plan - 1,640 Sq ft.



PENNY HILL

Finding the Centre

Hunslet is an inner City suburb of Leeds approximately two miles from the centre. The main Hunslet Road is within a short distance aording direct access to the centre west or the Motorway network east and is a main arterial route.

SAT NAV:
LS10 2AP



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