

LEEDS • HUNSLET • MORRISONS SUPERMARKET • LS10 2AP



HIGHLY PROMINENT RETAIL UNIT TO LET

LOCATION

Leeds is the UK's 3rd largest city and the largest city in Yorkshire with a population of 812,000 (Census, 2021). Hunslet is situated approximately 3 miles from Leeds City Centre, with a population of 26,500 (Census, 2021).

Morrison's is one of the principal supermarkets in Hunslet, providing a range of services for the town and surrounding areas. These include but are not limited to: Café, fishmonger, butcher, baker and laundrette. The wide range of in-store services on offer with long opening hours attracts high footfall from the local catchment.

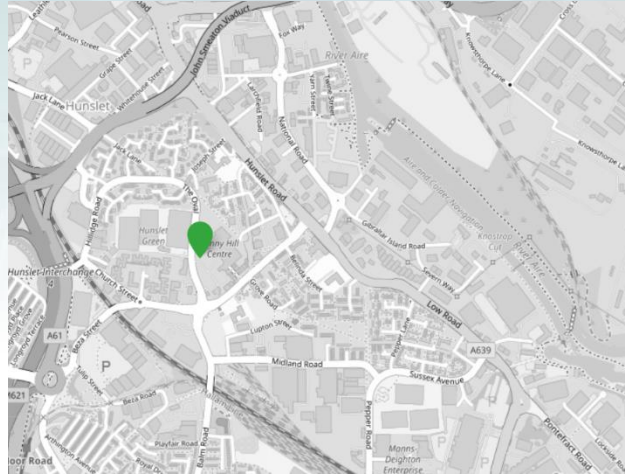
The 90,000 sqft Morrisons supermarket anchors the Penny Hill Centre at the heart of Hunslet providing a district centre and offers extensive free car parking facilities. The Penny Hill Centre is home to national and local profile retailers including **Halifax**, **Card Factory**, **Lloyds Bank**, **Greggs** and **Costa Coffee**.

The subject premises occupies a prominent position fronting the entrance to the Penny Hill Centre and overlooking the Morrisons check outs.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £17,500 per annum exclusive.

The rent is inclusive of service charge and building insurance costs. Further details on request.



ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 220 sq ft (20.44 sq m)

RATING

We understand the premises have been assessed for business rates as follows:

Rateable Value: £4,500

Interested parties are advised to make their own enquiries for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

email liam@rj-ltd.co.uk or adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT

