

TO LET

Unit 7-8

2,599 sq.ft

(241.3 sq.m)



M

UNIT 7-8

The Penny Hill Centre
Leeds, West Yorkshire
LS10 2AP

Occupiers Include


Sue Ryder

scrivens
William HILL


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



Rakesh Joshi

01384 400123
07741 385 322
RJoshi@lcpproperties.co.uk



Barry Flint

01384 400123
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



Richard Webster

07739 680472
rw@newswebster.com



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-lease-business-premises-v1-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.