



PENNY HILL



STRONG COMMUNITY  
AND CONVENIENCE  
SHOPPING CENTRE



Owned and Managed by





## PENNY HILL

The Penny Hill Centre is the heart of Hunslet and provides a covered district centre anchored by a Morrisons Foodstore, 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, Barnardos, William Hill, Costa Coffee and Well Pharmacy



Substantial shared  
**550** car park  
spaces



**124,475**  
Within a 10 minute  
Catchment  
Population

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 2020. 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 & 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 & 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 - National multiple and local traders



**PENNY HILL**



Unit 15	sq.ft	sq.m
Ground Floor	1,471	136.6
First Floor	1,346	125
Total	2,817	261.6

RENT	£30,000 pa
RATEABLE VALUE	£28,500
SERVICE CHARGE	£4,734
EPC	D-76

**SUBJECT TO CONTRACT & VACANT POSSESSION**

Rent and service charge are quoted exclusive of VAT which is payable in addition

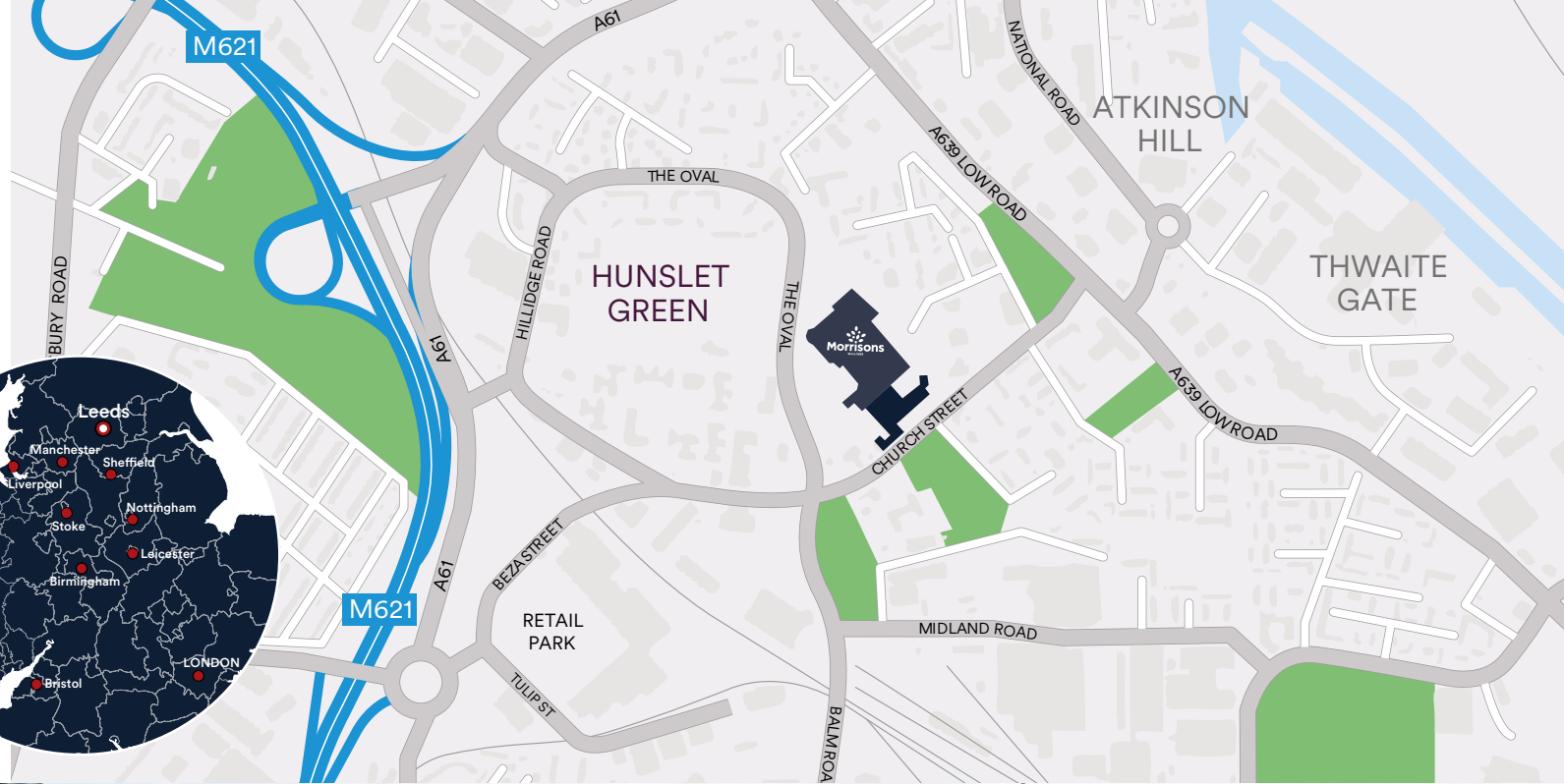


# PENNY HILL

## 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 affording direct access to the centre west or the Motorway network east and is a main arterial route.

Sat Nav Ref:  
LS10 2AP



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Viewing strictly via prior appointment:



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