

Hunslet

Unit 16, Penny Hill Centre

Retail Unit To Let



Location

The Penny Hill Centre is the heart of Hunslet and provides a district centre anchored by a 90,000 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.

Unit 16 is located on the external parade fronting Church Street, alongside Yorkshire Bank, Lloyds Bank, The Post Office, William Hill and Well Pharmacy.

Accommodation

The property is arranged over ground and first floors providing the following approximate floor areas:

Ground Floor :	1,128 sq ft	104.8 sq m
First: Floor:	1,023 sq ft	95.0 sq m

Rent

£30,000 per annum exclusive.

Tenure

The property will be available by way of a full repairing and insuring lease on terms to be agreed.

Service Charge

The current on account service charge for 2018 is £2,288.64.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£18,500.00
Rates Payable (2018/19):	£8,880.00

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Rating = E

Viewing & Further Information

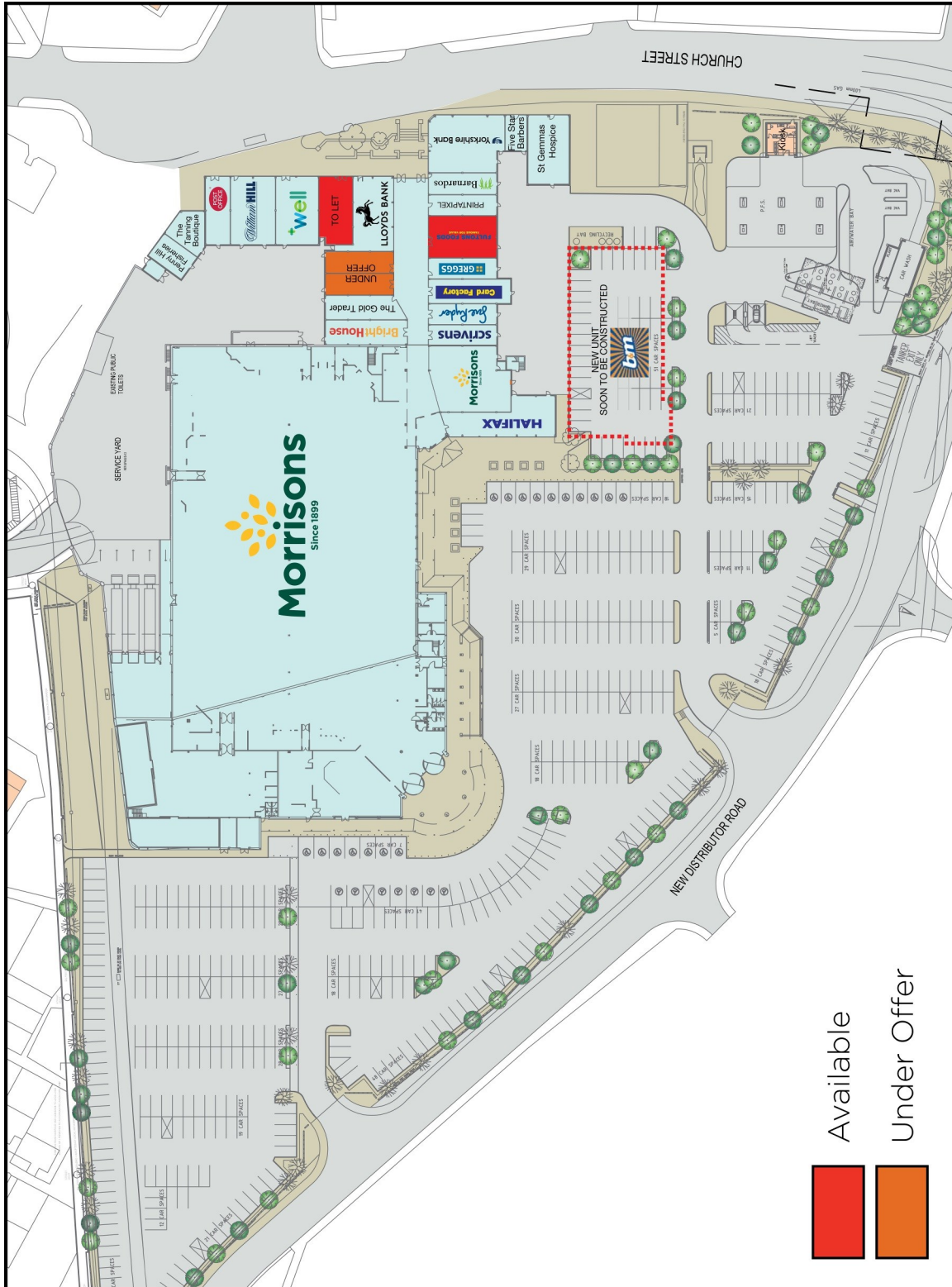
Strictly by prior arrangement only with:

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