

Hunslet

Unit 14b, 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 14b is located in the centre of the internal parade alongside retailers Yorkshire Bank, Sue Ryder, Scrivens, Greggs and Card Factory.

Accommodation

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

Ground Floor :	703 sq ft	65.3 sq m
First: Floor:	705 sq ft	65.5 sq m

Rent

£22,000 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 the current year is £2,004.78.

Rates

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

Rateable Value:	£12,500
Rates Payable (2019/20):	£ 6,138

(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

D-98

Viewing & Further Information

Strictly by prior arrangement only with:

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Shaping Retail.

