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:

James Edmondson jedmondson@savills.com +44 (0)113 220 1240 +44 (0) 7966 880093 **Stephen Henderson**

shenderson@savills.com +44 (0)113 220 1206 +44 (0)7870 999618

savills.co.uk/retail





Important Notice

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their
 own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.
 These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily
 comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills
 have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. April 2019

savills.co.uk/retail

