

TO LET

PROMINENT
RETAIL UNIT

573 sq.ft (53.2 sq.m)

- Anchored by a 90,000 sq ft Morrisons Foodstore and 22 shop units with a range of national, regional and independent retailers
- Self-contained lock up unit

RETAIL UNIT / KIOSK - TO LET



**Unit 22, Penny Hill Centre, Hunslet, Leeds,
West Yorkshire LS10 2AP**



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DESCRIPTION

Unit 22 is located on the external parade fronting Church Street, alongside The Post Office, Angela's Place, William Hill and Well Pharmacy.

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.

The Subject Property is arranged over ground floor providing the following approximate floor area.

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	573	53.2

LOCATION - LS10 2AP

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.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme of circa £500 per annum. The Landlord will insure the premises the premiums circa £100 per annum to be recovered from the tenant.

RENT AND RATES

Rent £12,000 per annum
Rateable Value - £9,000 Rates Payable - £4,491

ENERGY PERFORMANCE

Further information available upon request.

SERVICES

All mains services are available.

PLANNING

The unit is class E. 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.

RATES RELIEF

Rates Payable: £nil (Rating Year 2020/2021).
The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021. Interested parties are advised to make their own enquiries with the local authority.



VIEWING

Strictly via prior appointment with the appointed agents:



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