

**PENNYHILL**  
SHOPPING CENTRE  
HUNSLET, LEEDS LS10 2AP



**NEW RETAIL UNIT OPPORTUNITY**  
**10,000 SQ.FT (929 SQ.M)**  
Capable of sub-division

**Morrisons**  
Since 1899

**STRONG COMMUNITY  
AND CONVENIENCE  
SHOPPING CENTRE**

**JACKSON  
CRISS**  
0113 819 8998  
jacksoncriss.co.uk

**savills.co.uk savills**  
0113 244 0100

Owned and Managed by  
**LCP**  
01384 405631  
www.lcpproperties.co.uk



HUNSLET, LEEDS LS10 2AP

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, Yorkshire Bank, Card Factory, Halifax, Greggs, Lloyds Bank, Post Office, Barnardos, William Hill and Coop 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)





## 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 as far as we are aware.

## Planning

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the ingoing 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

The Government is providing 50% business rates relief to qualifying retail, leisure & hospitality occupiers until 31 March 2023. Interested parties should verify the Rateable Value, the availability of relief & the actual rates payable by making their own enquiries to 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

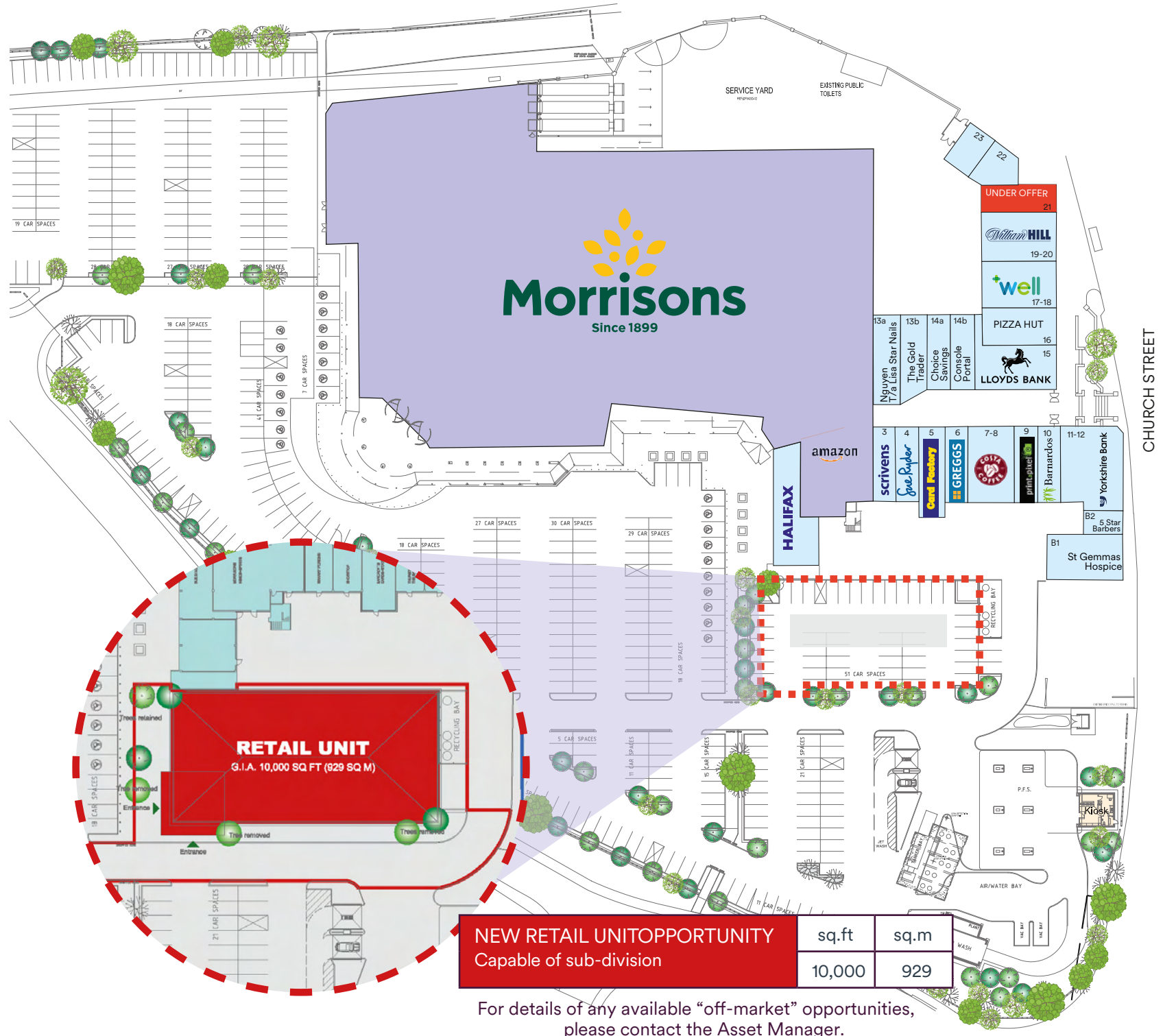
22 retail units - National multiple and local traders



Unit 21	sq.ft	sq.m
Ground Floor	734	68
First Floor	1,127	104
<b>Total</b>	<b>1,861</b>	<b>172</b>

RENT	£17,500
ESTIMATED NET VALUE	£24,000
SERVICE CHARGE	£2,564
EPC	E-113

UNDER OFFER



NEW RETAIL UNIT OPPORTUNITY	sq.ft	sq.m
Capable of sub-division	10,000	929

For details of any available “off-market” opportunities, please contact the Asset Manager.

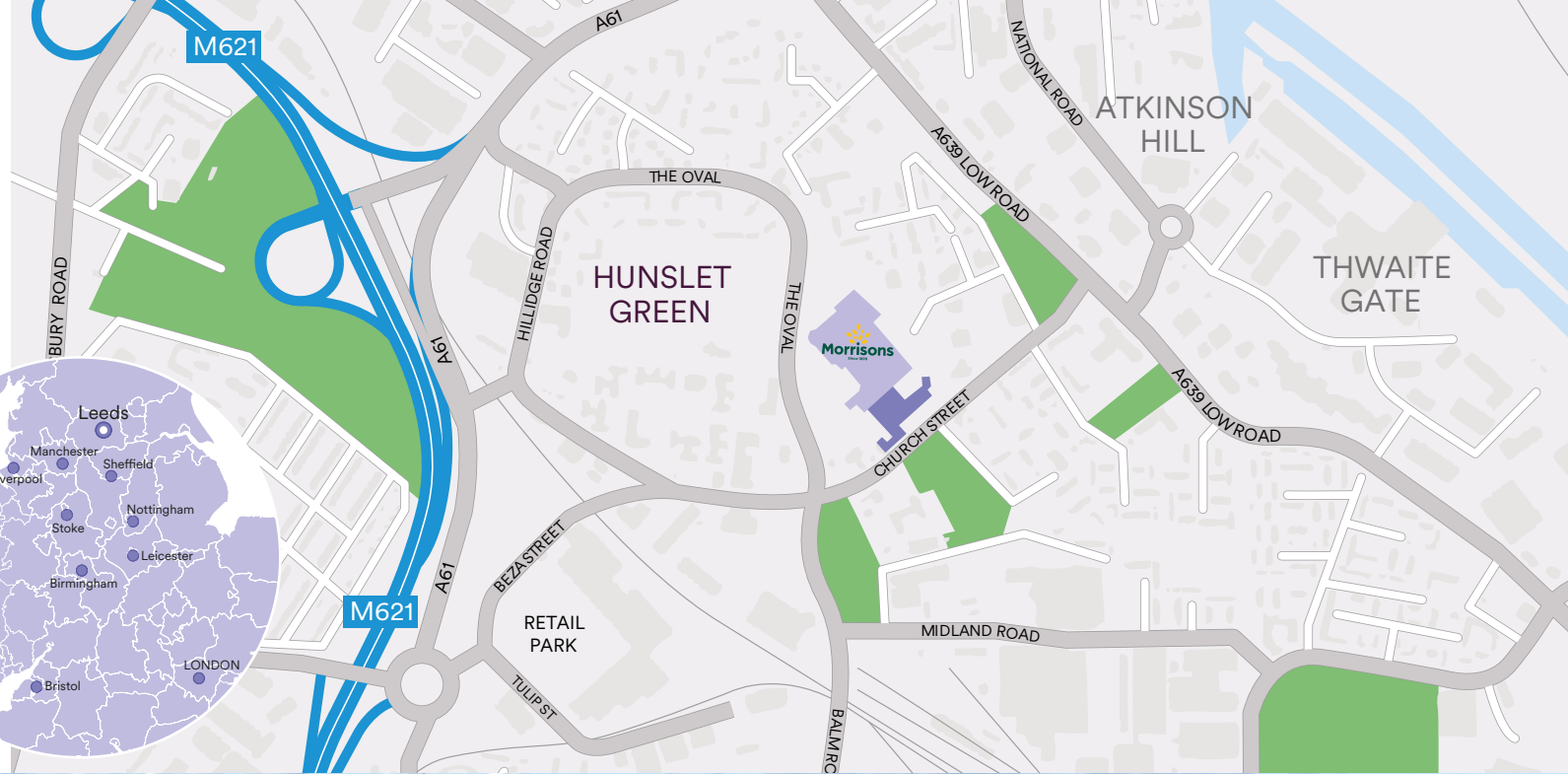
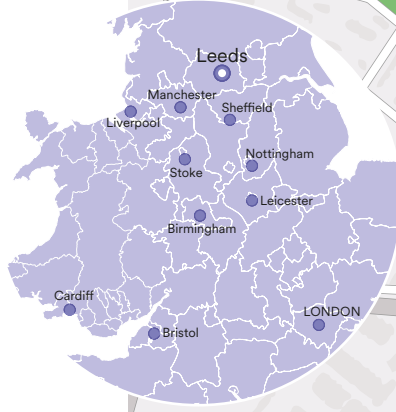
CHURCH STREET



## Finding the Centre

Hunslet is an inner City suburb of Leeds approximately one mile 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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