

STRICTLY CONFIDENTIAL DISPOSAL – STAFF UNAWARE

HUNSLET – 13A PENNY HILL CENTRE

SMALL SHOP AVAILABLE IN BUSY SUBURBAN SHOPPING CENTRE

SITUATED ADJACENT TO MORRISONS AND CLOSE TO CARD FACTORY, GREGGS, FULTON FOODS AND LLOYDS BANK

LOCATION

Hunslet is a busy suburb of Leeds located approximately 1 mile to the south east of the City Centre. The Penny Hill Centre is located in the heart of Hunslet and is anchored by a large **Morrisons** food store whilst other occupiers include **Greggs**, **Card Factory**, **Halifax** and **Yorkshire Bank**.

In addition, the Hunslet Green Retail Park which houses **KFC**, **Iceland** and **Lidl** is adjacent to the centre.

The premises are predominantly situated within the internal section of the centre, immediately adjacent to **Morrisons'** entrance lobby with **Scrivens**, **Sue Ryder**, **Card Factory** and **Greggs** all close by.

THE PROPERTY

The premises are arranged over ground and first floor levels offering the following approximate dimensions and floor areas:-

Internal Width	-	5.53 m	18' 02"
Shop Depth	-	16.50 m	54' 02"
Ground Floor Sales	-	94.57 m ²	1,018 sq.ft.
First Floor Ancillary	-	51.56 m ²	555 sq.ft.

LEASE

The premises are held by way of an effectively full repairing and insuring lease for a term to expire on 23rd December 2025 subject to a final upward only rent review with effect from 24th December 2020 at a current passing rental of **£23,750 p.a. excl.**

The tenant is permitted to break the lease during the following periods:-

1 st Break Period	-	24 th June 2018 to 24 th June 2019
2 nd Break Period	-	24 th June 2020 to 24 th June 2021

TERMS

Offers are invited for the benefit of our client's leasehold interest.



RATES

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

Rateable Value	-	£19,500
UBR (2016/2017)	-	49.7p
Rates Payable (2016/2017)	-	£9,692

NB: The provisional Rateable Value for 2017/2018 is £17,750

Interested parties are advised to make their own enquiries to the Local Authority.

EPC

An EPC is available upon request.

COSTS

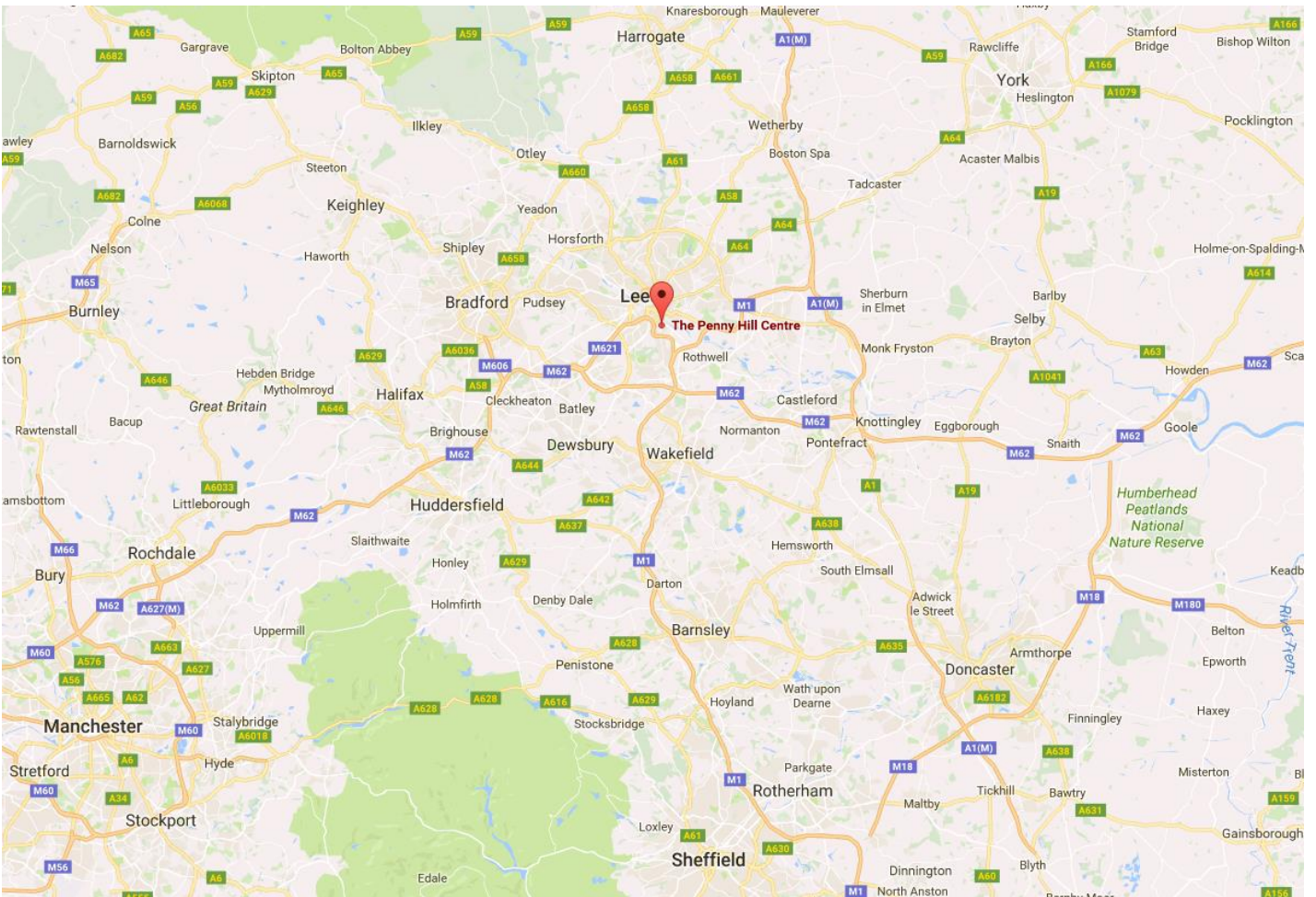
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

The shop staff are **totally unaware** of the intended disposal and therefore viewings can only be carried out with prior notice by contacting:-

Sean Varilone seanvarilone@smithprice.co.uk or
John Mortimer johnmortimer@smithprice.co.uk

Tel: 020 7409 2100



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.