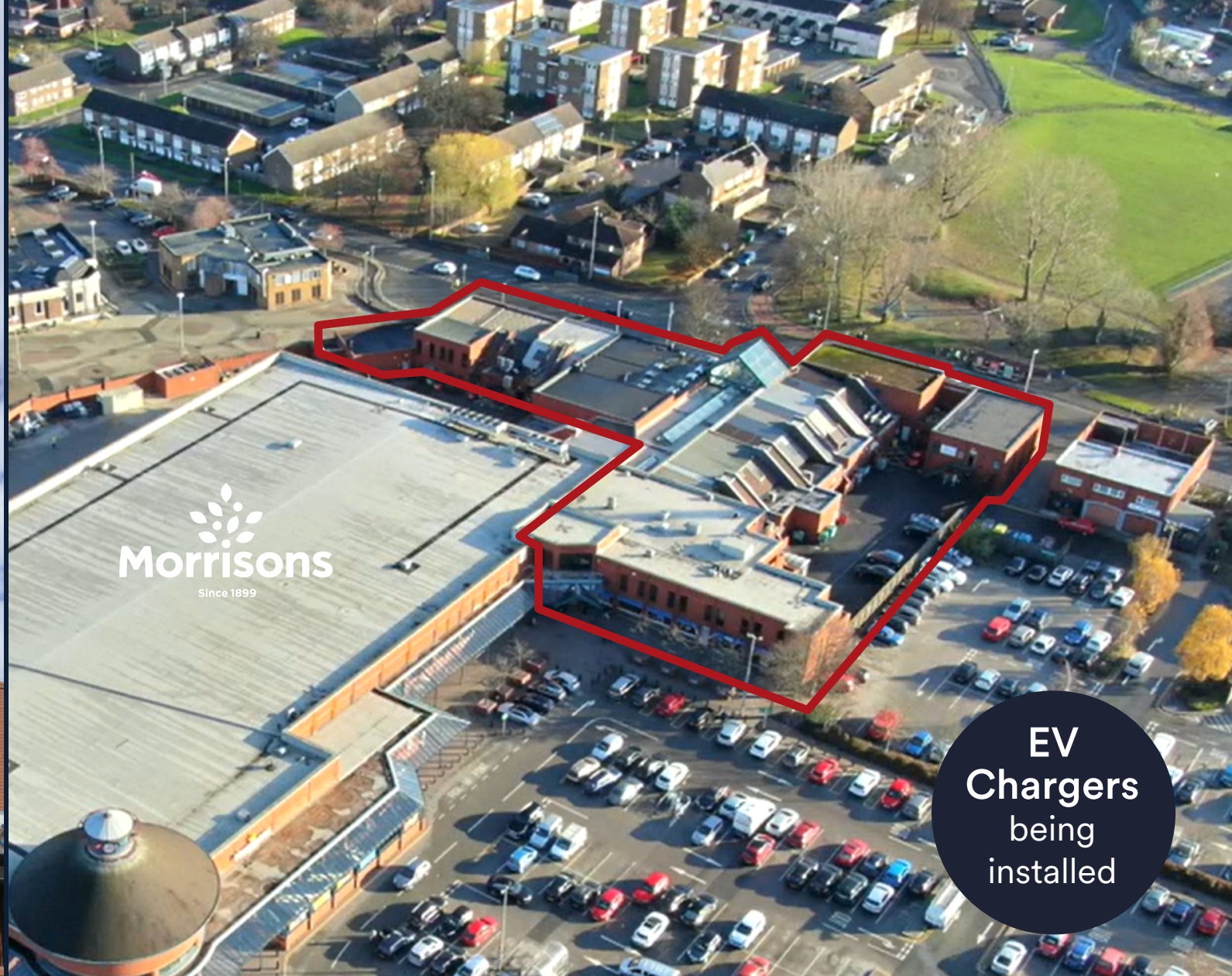




PENNY HILL



EV
Chargers
being
installed

STRONG COMMUNITY
AND CONVENIENCE
SHOPPING CENTRE





PENNY HILL

The Penny Hill Centre is the heart of Hunslet and provides a district centre anchored by a Morrisons Foodstore, and comprises of 22 shop units with a range of national, regional and independent retailers.

Key Retailers in the Centre include Scrivens, Virgin Money, Card Factory, Trinity House Orthodontics, Greggs, Post Office, Barnado's, William Hill, and Well Pharmacy.



Substantial shared
550 Car Park
spaces



124,475
Catchment population
within 10 minutes

Anchored by an
80,000 sq.ft



Total Development
34,645 SQ.FT
(3,219 SQ.M)





PENNY HILL

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.

Planning

We understand that the property has planning consent for use within Class E of the Town & Country planning (Use Classes) (Amendment) (England) Regulations 2025. Interested parties should make their own enquiries to the Local Authority to satisfy themselves whether planning permission is required for their intended use.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Business Rates

Interested parties must verify the Rateable Value, the availability of any relief and the actual rates payable for themselves with the business rates department of 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 Including National and Local Retailers



PENNY HILL
Site Plan



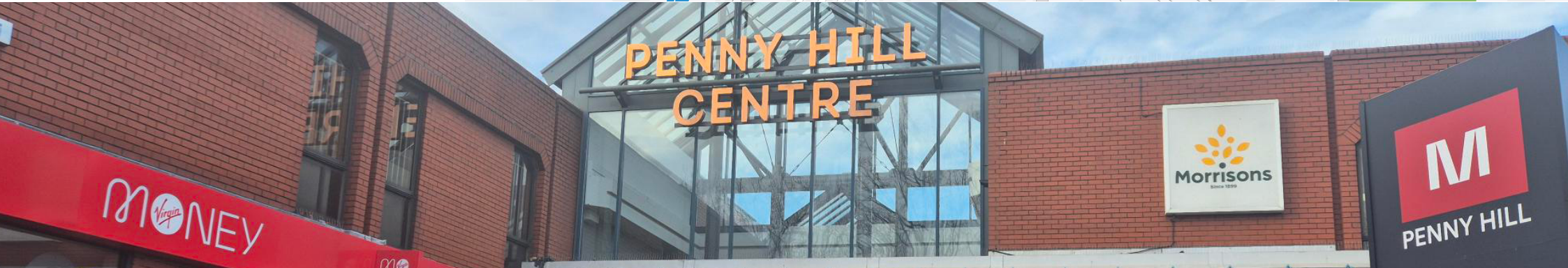


PENNY HILL

Finding the Centre

Hunslet is an inner City suburb of Leeds approximately two miles from the centre. The main Hunslet Road is within a short distance aording direct access to the centre west or the Motorway network east and is a main arterial route.

SAT NAV:
LS10 2AP



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf, or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.

10-09-26 SEPT26

Viewing strictly via prior appointment:

 **NEWS WEBSTER**
PROPERTY CONSULTANTS
0113 433 0117
WWW.NEWSWEBSTER.COM

Richard Webster
07739 680472
rw@newswebster.com

 **RAWSTRON JOHNSON**
0113 450 7000
www.rj-ltd.co.uk

Adrian Johnson
07747 610111
adrian@rj-ltd.co.uk

Owned and managed by:

 **M Core**
LCP UK
01384 400123
lcpgroup.co.uk


Barry Flint
07825 138 755
BFlint@lcpproperties.co.uk

Rakesh Joshi
07741 385 322
RJoshi@lcpproperties.co.uk