

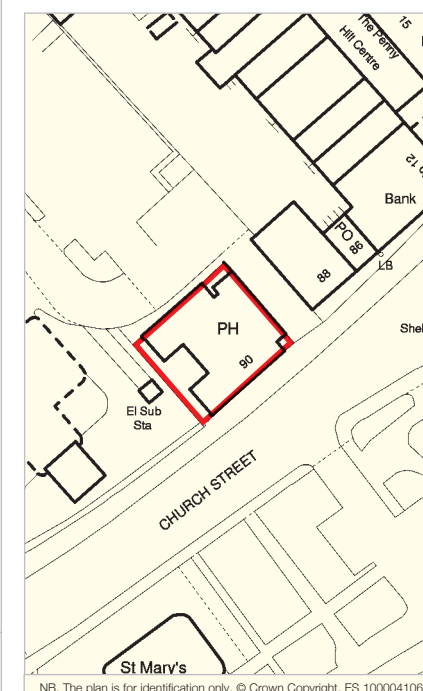
## Leeds

### The Penny Hill 90 Church Street Hunslet West Yorkshire LS10 2AR

- **Freehold Public House Investment**
- Public house let until 2033 (no breaks)
- Well located in popular Leeds suburb
- Adjacent to Morrisons and the Penny Hill Shopping Centre
- Rent Review 2023
- Current Rent Reserved

**£57,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Leeds is the principal commercial, financial and administrative centre for the North of England. The city enjoys excellent communications being at the junction of the M1 and M62 motorways, having regular rail services (London King's Cross, 2 hours) and also benefiting from Leeds/Bradford Airport some 7 miles north of the city centre.

The property is situated in the suburb of Hunslet, which is located 1 mile south-east of the city centre adjacent to the M621/A61 intersection.

Occupiers close by include Morrisons, which is located immediately to the rear, and The Penny Hill Centre, where occupiers include Greggs, Halifax, Card Factory, Yorkshire Bank and Lloyds Pharmacy and the Church Street NHS Surgery.

#### Description

The property is arranged on basement, ground and one upper floor to provide a ground floor public house with a central bar serving a lounge and tap room with ancillary accommodation, male, female and disabled WCs. The first floor provides private manager's accommodation comprising three bedrooms, office, living room, bathroom, WC and store. The basement comprises a bottle and spirit store and boiler room. To the side is an outdoor seating/smoking area.

The property provides the following accommodation and dimensions:

<b>Basement</b>	<b>113.5 sq m</b>	<b>(1,222 sq ft)</b>
<b>Ground Floor</b>	<b>206.1 sq m</b>	<b>(2,219 sq ft)</b>
<b>First Floor</b>	<b>117.8 sq m</b>	<b>(1,268 sq ft)</b>
<b>Total</b>	<b>437.4 sq m</b>	<b>(4,708 sq ft)</b>

#### Tenancy

The entire property is at present let to LITTLE TAP PUB CO LTD for a term of 25 years from 24th March 2008 at a current rent of £57,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Energy Performance Certificate

EPC Rating 83 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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