

Leeds 44 Merrion Centre



Location

The Merrion Centre, which provides 1,000,000 sq ft of retail, Leisure, Office and entertainment accommodation, is anchored by **Morrisons** (47,000 sq ft), **Peacocks**, **Home Bargains** and **Superdrug**. Other National retailers in the centre include **Boots**, **Thorntons**, **Poundworld**, **Claire's Accessories**, **Greggs** and **3Store**.

The property is situated on the first floor of the shopping centre within a parade which includes a **Dental Surgery**, **Beauty Salon**, **Photographic Shop**, **BDS** and **Hair Salon**.

Accommodation

The unit is arranged on ground floor only to provide the following approximate floor areas:

Ground Floor Sales	35.02 sq m	(377 sq ft)
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Lease

The unit is available by way of a new effectively full repairing and insuring lease, subject to 5 yearly rent reviews, for terms to be agreed.

Rent

Rental offers in excess of £15,000 per annum exclusive.

- **Café / Retail Premises To Let.**
- **Fitted Coffee Shop Unit (Fixtures & Fittings included)**
- **Situated on the first floor.**
- **Can be extended to 1,332 sq ft (123.7 sq m)**
- **Average weekly footfall figures of 192,500 persons (10 million per annum).**
- **1,100 Space multi-storey car park.**

Fixtures and Fittings

Further details available on application.

Service Charge

The estimated service charge on account for 2011/2012 is £3,449.70 per annum.

Rates

The Local Rating Authority has verbally advised us that the premises are currently assessed as follows:

Rateable value: £8,400.00

Rates payable (2011/12): £3,531.08

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

Legal Costs

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

SUBJECT TO CONTRACT

Viewing and Further Information

Strictly by prior arrangement only with

Savills
Ground Floor
City Point
29 King Street
Leeds, LS1 2HL
www.savills.co.uk/retail

Contact

Stephen Henderson
Telephone: +44 (0) 113 2440100
email: shenderson@savills.com

or

Our joint agents, Brassington Rowan
Telephone: +44 (0) 113 2422622

Retail

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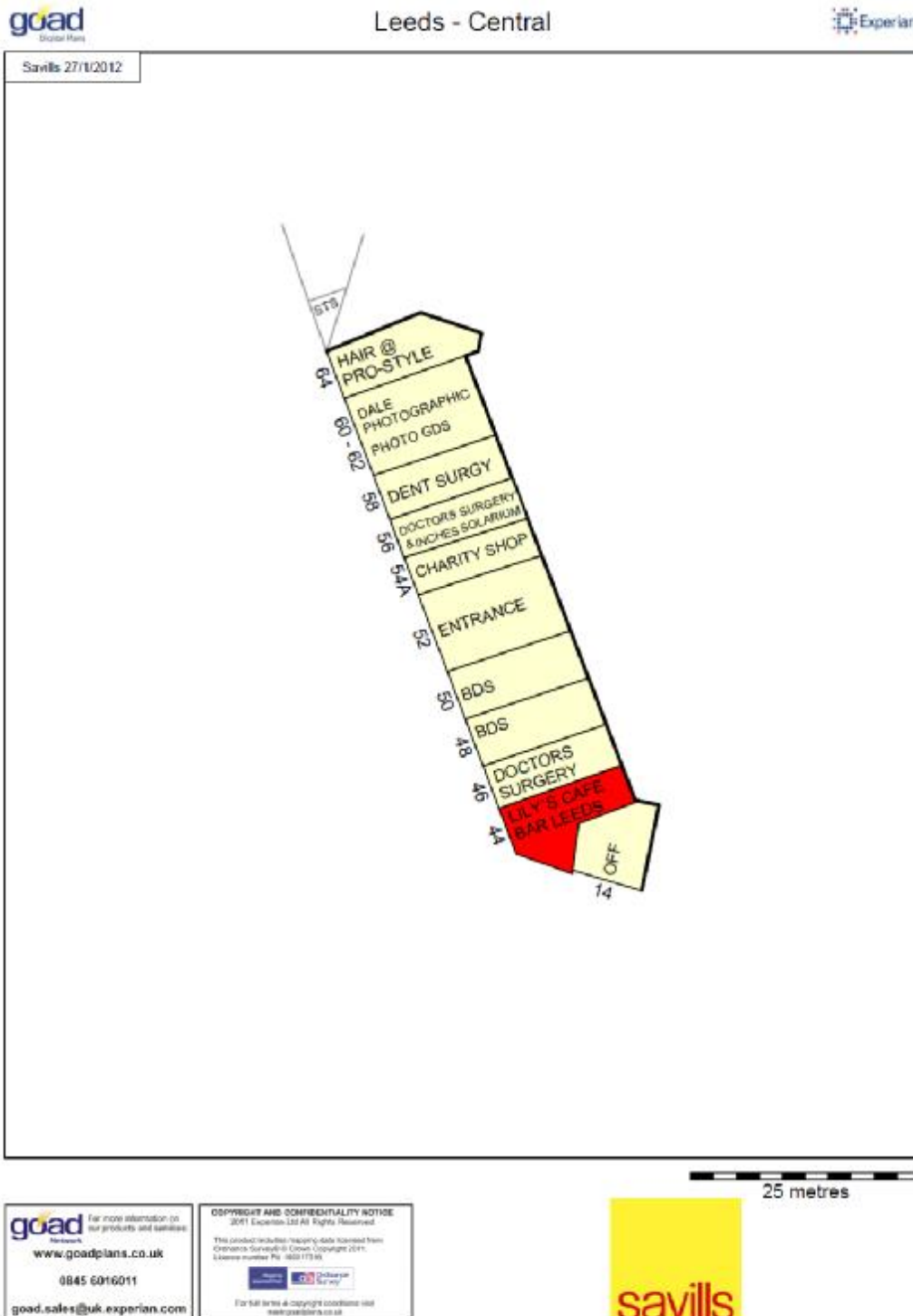
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Retail

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