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ARENA Q^{TR}

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Accommodation

Ground Floor Sales	1,313 sq ft	122 sq m
Basement Storage	529 sq ft	49 sq m
Total	1,842 sq ft	171 sq m

Retail/Leisure Space

To Let

47-49 Wade Lane,
Leeds, LS2 8NG

Accommodation

The property is situated in a prominent position on Wade Lane adjacent to the ibis Styles Hotel and a 2 minute walk from the 13.5k capacity first direct arena. Other nearby tenants include My Thai, PureGym and Fuji Hiro.



Rent

£45,000 per annum exclusive.

Tenure

The unit is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

Rates

- Rateable Value: £26,000
- Rates Payable (2018/19): £12,480
(Interested parties are advised to make enquiries with the local authority).

Service Charge

The on account service charge budget for the current year (2018/19) is £7,635

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

C



For viewing and further information, contact:



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Location

The Arena Qtr is located in the heart of Leeds (adjacent to the state of the art 13.5k capacity first direct Arena) which is where the city's retail, entertainment, universities, civic and office areas meet.

With an abundance of student accommodation and offices within the direct vicinity (including Merrion House which is home to over 2200 Leeds City Council employees and a customer facing One Stop facility), it is fast becoming one of the busiest retail and leisure destinations across the city.

In addition, it's location envelops a busy shopping centre (the Merrion Centre, which welcomes over 11.6m customers per year) and a state of the art 1,000 space CitiPark car park, which further enhances visitor numbers to the Arena Qtr's day time offering.

Current occupiers within the Arena Qtr include a 134 bedroomed ibis Styles Hotel, along with several other high end bars, restaurants and nightclubs (including Bengal Brasserie, My Thai, Bulgogi Grill & Pryzm).

* Source: pfm data



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