

Leeds 66 Merrion Street



Location

The Merrion Centre, which provides 800,000 sq ft of retail, Leisure, Office and entertainment accommodation, is anchored by **Morrisons** (49,000 sq ft), **Peacocks**, **Home Bargains** and **Superdrug**. Other national retailers in the centre include **Costa Coffee**, **Boots**, **Thorntons**, **O2**, **Claire's Accessories**, **Priceless**, **Holland & Barrett**, **Greggs** and **3 Store**.

The property is also situated in a leisure circuit which includes operators such as **Luminar (t/a Oceana)**, **Barracuda (t/a Varsity)** and **M&B (t/a Picture House)** as well as **McDonalds** and **Subway**.

The entrance to the property is on Wade Lane adjacent to the entrance to the Merrion Centre.

Accommodation

The unit is arranged on a basement level with a mezzanine floor providing the following approximate dimensions and floor areas:

Basement Sales	263.8 sq m	(2,840 sq ft)
Mezzanine Sales	38.8 sq m	(418 sq ft)

Lease

Available to let on a new Full Repairing and Insuring Lease, subject to 5 yearly rent reviews.

- **Former Night Club / Bar (A4 Planning Consent)**
- **Average weekly footfall figures of 205,000 persons per week (10.5m per annum)**
- **Situated close to Oceana Nightclub, Varsity, Picture House, McDonalds and Subway.**

Rent

Rental offers in excess of £27,500 per annum exclusive.

Service Charge

The current on account service charge for the current year (2010-2011) is £6,629.08

Rates

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

Rateable value:	£25,500.00
Rates payable (2010/11):	£10,557.00

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

Planning

We have been verbally advised that the property has the benefit of A4 planning consent for a nightclub.

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
... ..



Contact

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

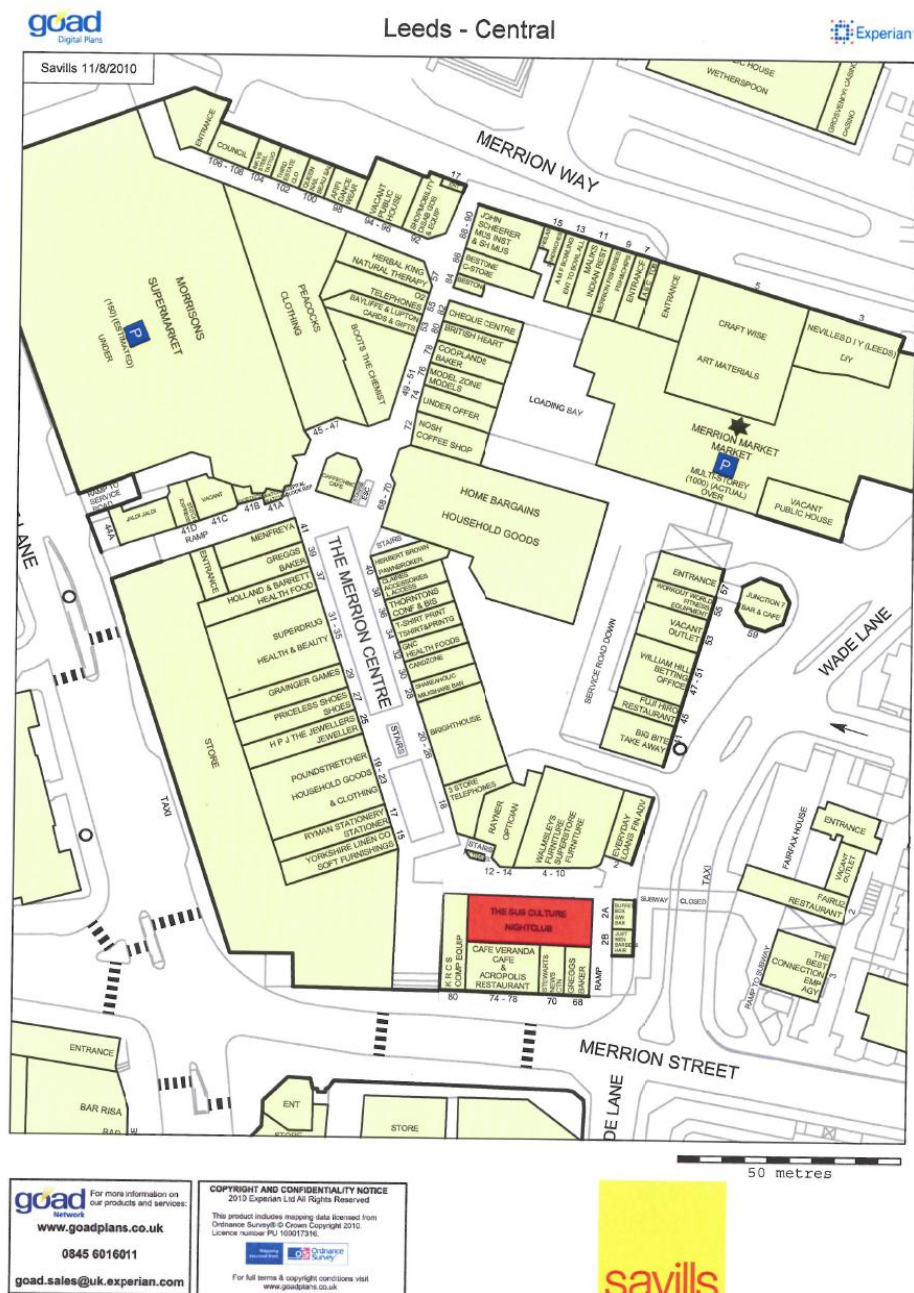
or

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

Retail

savills.com

savills



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.