

Leeds 1-3 Merrion Centre



- **Confidential – Staff Unaware**
- **Retail Unit To Let – 2,114 sq ft (196 sq m)**
- **Suitable for Retail or Restaurant Use**
- **Average weekly footfall figures of 200,000 persons (10.4 million per annum)**
- **Potential to expand to 3,500 sq ft**

Location

The Merrion Centre dominates the retail offer in the North of Leeds City Centre and is strategically placed between established offices, including those for Leeds City Council, two universities, colleges and the established leisure circuit. The new First Direct Arena is located adjacent and can be accessed through the Merrion Centre. The Centre also benefits from consistently high footfall with an average of over 200,000 visitors per week totalling approximately 10 million per annum.

The Centre is anchored by **Morrisons** which is the only comprehensive supermarket offer in the City Centre. Other tenants include **Boots, 02's Business Centre, Superdrug, Peacocks, Costa, Home Bargains** and **Wilkinson**. The unit could potentially be used for a restaurant use.

Accommodation

The accommodation provides the following approximate floor areas:

Ground Floor (Sales)	196 sq m	(2,114 sq ft)
Flexible First Floor Space	35 sq m	(820 sq ft)

Lease

The unit is available to let on a new Full Repairing and Insuring lease on terms to be agreed.

Rent

£40,000.

Service Charge

The service charge on account for 2014/2015 is £10,448.

Rates

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

Rateable Value	£49,500.00
Rates Payable (2014/15)	£23,859.00

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

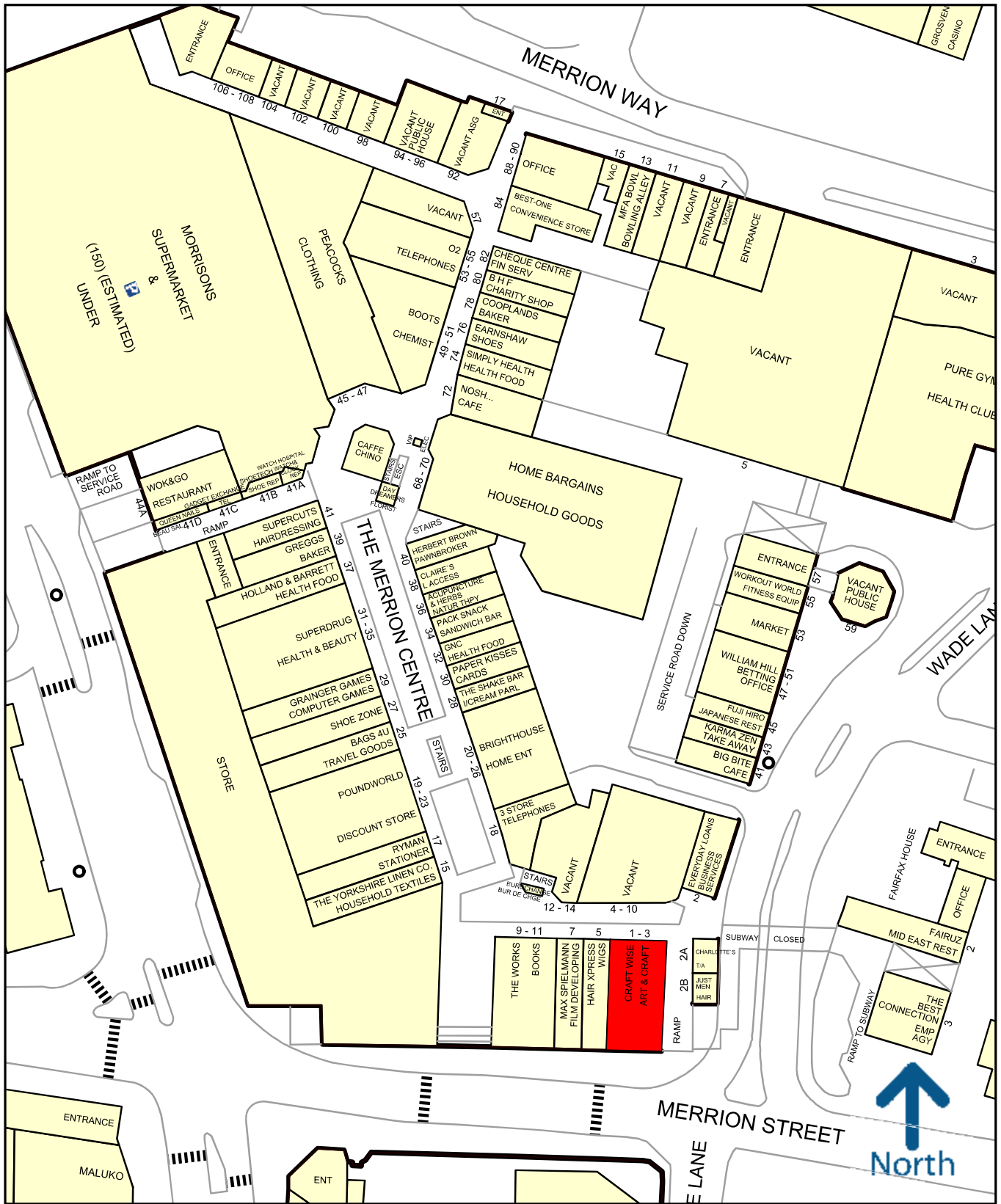


Contact

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

or

Our joint agents, Rawstron Johnson
Telephone: +44 (0) 113 2042046



Experian Goad Plan Created: 30/06/2014

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