

## Leeds 74 Merrion Centre



- **Retail Unit To Let – Flexible Terms Available**
- **Situated close to Home Bargains, the Market Hall entrance and a 1,100 space multi-storey car park.**
- **Average weekly footfall figures of 192,500 persons (10 Million per annum).**
- **Available February 2012**

### Location

The Merrion Centre, which provides 1,000,000 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**, **Sainsburys**, **Boots**, **Thorntons**, **Claire's**, **GNC**, **Priceless**, **Greggs** and **Wilkinsons**.

The subject property is situated in a busy position in the north mall of the centre, close to the between the Market Hall and Central Square, opposite **Boots** and adjacent to **Modelzone** and **Nosh**.

### Accommodation

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

**Ground Floor Sales**      **82.45 sq m**      **(888 sq ft)**

### Lease

Available to let on a new Full Repairing and Insuring Lease, on terms to be agreed.

### Rent

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

### Service Charge

The current service charge for 2011 is £7018.00

### Rates

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

Rateable value:                      £25,750.00  
Rates payable (2011/12):        £11,149.00

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](http://www.savills.co.uk/retail)



### Contact

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

or

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

# Retail

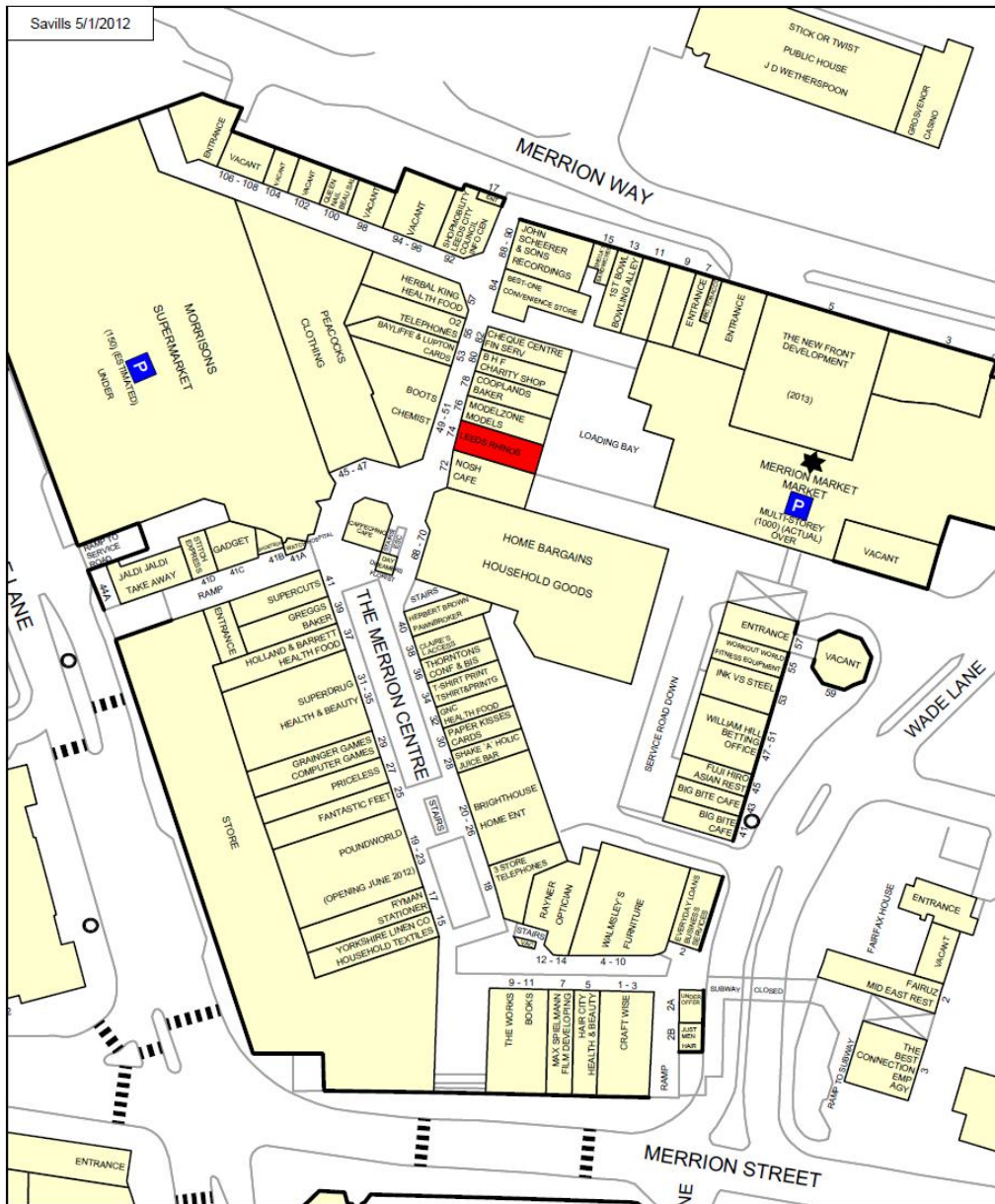
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