

LEEDS

36 MERRION CENTRE

PRIME RETAIL UNIT TO LET ON NEW LEASE

**AVERAGE WEEKLY FOOTFALL
c. 200,000**



LOCATION

The Merrion Centre provides 800,000 sq.ft of retail, leisure and office accommodation and is anchored by **Morrisons** (49,000 sq.ft), **Home Bargains**, **Peacocks**, **Superdrug** and **1,100 car spaces**.

The imminent launch of the **Leeds Arena** and our client's 80,000 sq ft **New Front** leisure scheme on Merrion Way will generate significant additional footfall.

National retailers in the centre include **Boots**, **Costa Coffee**, **Sainsburys**, **Claire's**, **Holland & Barrett**, **Brighthouse**, **Greggs**, **3 Store**, **Grainger Games**, **GNC**, **Paper Kisses** and **Wilkinsons**.

The prominently positioned unit is situated on Central Mall adjoining **Claire's Accessories**.

ACCOMMODATION

The unit is arranged on ground and basement levels providing the following approximate dimensions and floor areas:-

Gross Frontage	4.85 m	15'11"
Internal Width (front)	4.65 m	15.01"
Shop Depth	14.8 m	48'05"

Ground Floor Sales	48.49 sq m	522 sq ft
Basement Ancillary	26.38 sq m	284 sq ft

LEASE

Available to let on a new full repairing and insuring lease, for a term of years to be agreed.

RENT

£27,500 per annum, exclusive.

SERVICE CHARGE

The tenant will be responsible for the annual service charge, currently assessed at £ 5,941.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 30,750.00
UBR (2013/2014)	47.1p
Rates Payable (2013/2014)	£ 14,483.25

This firm gives no warranty that these figures are accurate and interested parties are advised to make their own enquiries with Leeds City Council (Tel: 0113 247 6983). The Rates Payable may be subject to transitional relief.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING AND FURTHER INFORMATION

THE STAFF ARE UNAWARE of the impending disposal and therefore please direct all enquiries to the joint agents:-

John Birtwistle D. 0113 383 3758
E. john.birtwistle@brassrow.co.uk

or our joint agents, Savills on tel 0113 244 0100.

SUBJECT TO CONTRACT

