

## Leeds 84-86 Merrion Centre



### 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**, **Poundworld**, **Greggs** and **Wilkinsons**.

The subject property is situated in a busy position in the north mall of the centre, close to the Merrion Way entrance opposite **O2** with nearby retailers including **Modelzone**, **Nosh**, **Boots**, **Cooplands** and **Cheque Centres**.

### Accommodation

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

<b>Ground Floor Sales</b>	<b>97.55 sq m</b>	<b>(1,050 sq ft)</b>
<b>First Floor Ancillary</b>	<b>69.95 sq m</b>	<b>(753 sq ft)</b>

### Lease

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

### Rent

Rental offers in excess of £35,000 per annum exclusive

### • CONFIDENTIAL – STAFF UNAWARE

### • Retail Unit To Let Due to Relocation – Flexible Terms Available

### • Situated close to Home Bargains, the Merrion Way entrance with a 1,100 space multi-storey car park.

### • Average weekly footfall figures of 200,000 persons (10.4 Million per annum).

### • Available Summer 2013

### Service Charge

The current service charge for 2012 / 2013 is £11,726.77

### Rates

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

Rateable value:	£30,500.00
Rates payable (2013/14):	£14,365.50

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.

### 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

### 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)



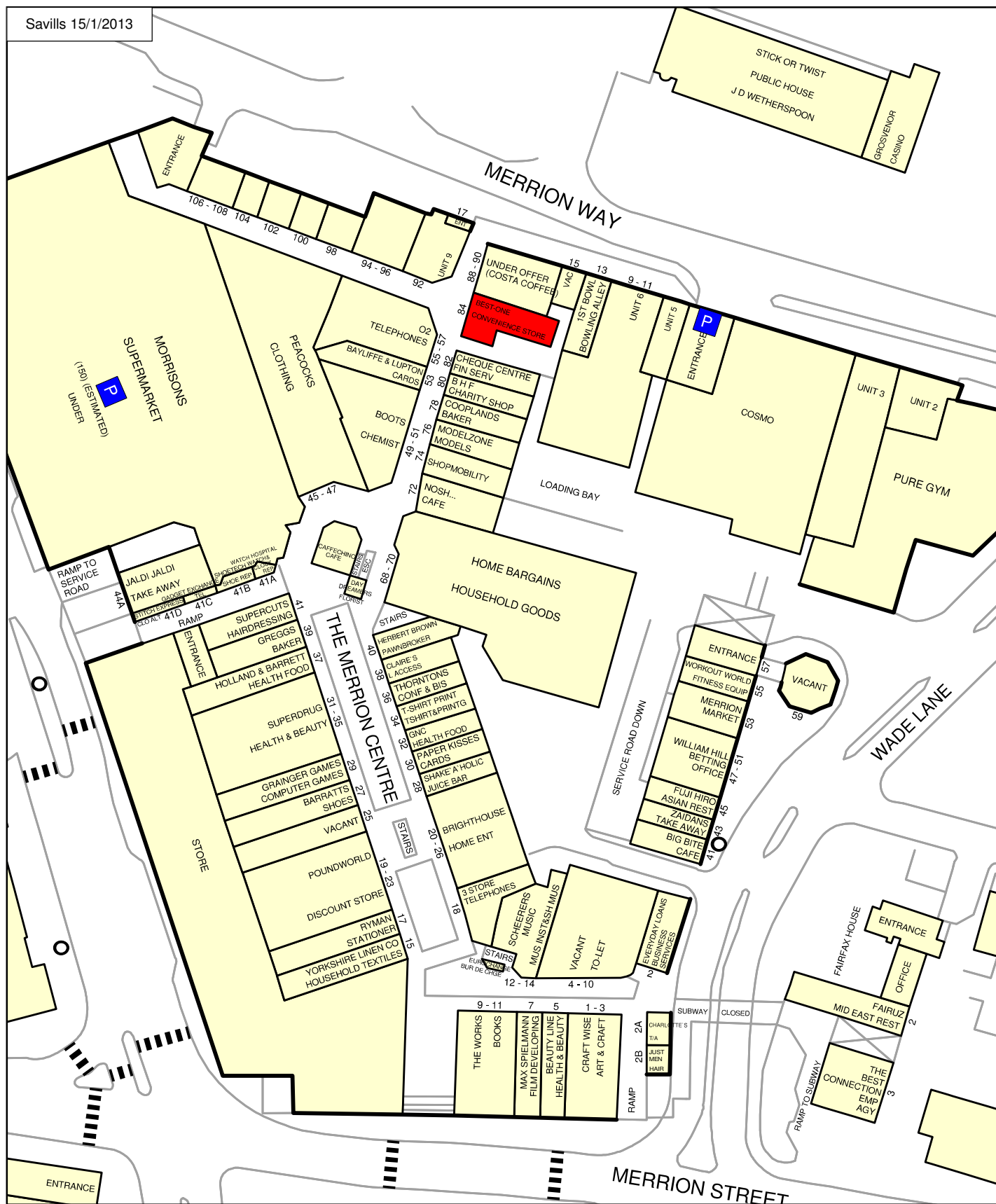
### Contact

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or

Our joint agents, Central Retail  
Telephone: +44 (0) 113 2448668

Savills 15/1/2013



50 metres

# Energy Performance Certificate

Non-Domestic Building



86 Merriion Centre

LEEDS

LS2 8NG

**Certificate Reference Number:**

9944-3072-0728-0290-2191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

**A+**

.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**69**

This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m<sup>2</sup>): 155

Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 64.4

## Benchmarks

Buildings similar to this one could have ratings as follows:

**25**

If newly built

**67**

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.