

# LEEDS

## 46 MERRION CENTRE

### RETAIL / OFFICE UNIT TO LET ON FLEXIBLE TERMS



#### LOCATION

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

Other national retailers in the centre include **Boots**, **Costa Coffee**, **Sainsburys**, **Thorntons**, **Clares**, **Holland & Barrett**, **Barratts**, **Brighthouse** and **Wilkinsons**.

The property overlooks the main mall and is situated on the first floor of the shopping centre within a parade which includes a **coffee shop**, **beauty salon** and **photographic shop**. The **multi-storey car park** can be accessed immediately from this level.

#### ACCOMMODATION

The unit is arranged on ground floor only to provide the following approximate floor areas:-

Ground Floor Sales	51.25 sq m	552 sq ft
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#### LEASE

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

#### RENT

Offers in the region of £ 12,500 per annum, exclusive are invited.

#### COSTS

Each party to bear their own costs incurred in this transaction

#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 9,700
UBR (2012/2013)	45.8p
Rates Payable (2012/2013)	£ 4,365

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

Please direct all enquiries to the joint agents:-

Oliver Serrant D. 0113 383 3756  
E. [oliver.serrant@brassrow.co.uk](mailto:oliver.serrant@brassrow.co.uk)

John Birtwistle D. 0113 383 3758  
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or our joint agents, Savills on tel 0113 244 0100.

#### SUBJECT TO CONTRACT

