

# LEEDS

## 66 MERRION STREET

### BAR/NIGHTCLUB PREMISES TO LET ON NEW LEASE

### WITHIN ESTABLISHED LEISURE CIRCUIT



#### LOCATION

Merrion Street is one of the main orbital routes in Leeds city centre and benefits from high volumes of pedestrian and vehicular traffic.

Merrion Street forms part of Leeds city centre's established leisure circuit, with nearby occupiers including **Oceana, Gatecrasher, Varsity, The Picture House, Bar Risa, Lounge Bar & Grill** and **Mojo**.

The Merrion Centre includes a strong mix of national and regional retailers and leisure operators such as **The Merrion Hotel, AMF Bowling** and several cafes and restaurants including **Costa, Fuji Hiro** and **Buffet Box**.

There is 24 hour car parking within the Merrion Centre and also above the St Johns Centre opposite.

#### ACCOMMODATION

The property provides the following approximate net internal floor areas:-

|                   |             |             |
|-------------------|-------------|-------------|
| Bar / Dancefloor  | 186.36 sq m | 2,006 sq.ft |
| Storage           | 27.31 sq m  | 294 sq.ft   |
| Mezzanine WC area | 36.97 sq m  | 398 sq.ft   |

#### 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 £ 27,500 p.a. exclusive are invited.

#### RATES

We are advised the property is assessed as follows:-

|                           |             |
|---------------------------|-------------|
| Rateable Value            | £ 25,500.00 |
| UBR (2010/2011)           | 41.4p       |
| Rates Payable (2010/2011) | £ 10,557.00 |

This firm gives no warranty that these figures are accurate and interested parties are advised to make their own enquiries with Leeds City Council Business Rates Department (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 & FURTHER INFORMATION

Please direct all enquiries to the joint agents:-

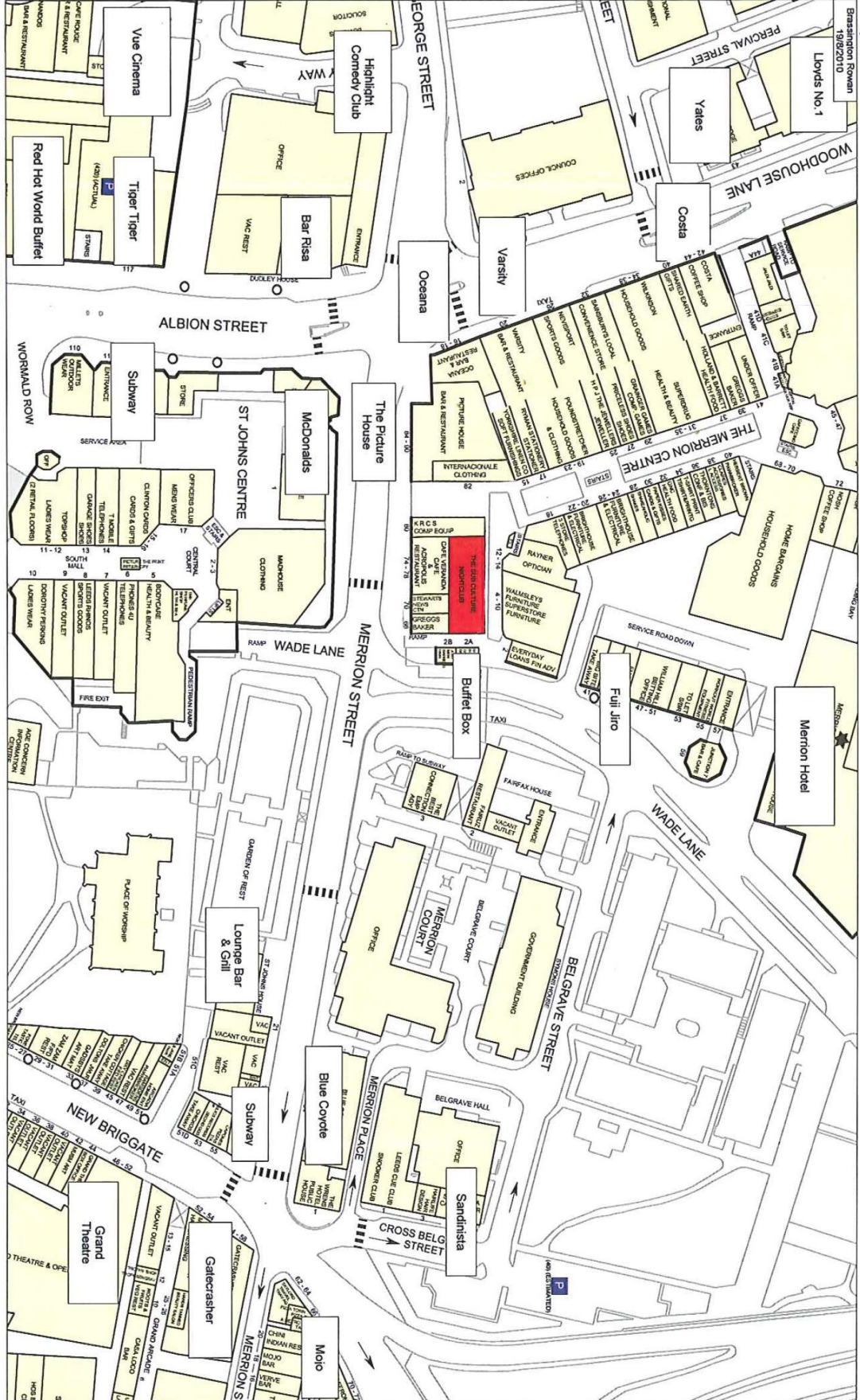
Alex Mayor D: 0113 383 3757  
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or

Our joint agents Savills on tel 0113 244 0100.

#### SUBJECT TO CONTRACT & VACANT POSSESSION



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