

LEEDS

34 MERRION CENTRE

PRIME RETAIL UNIT TO LET ON CENTRAL MALL

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



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**, **Shutopia**, **Brighthouse**, **Greggs**, **3 Store**, **Grainger Games**, **GNC**, **Paper Kisses**, **Eurochange** and **Wilkinsons**.

The subject property is situated in a highly prominent position on the central mall between **GNC** and **Thornton's** and opposite **Superdrug**.

ACCOMMODATION

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

Net Frontage	4.22 m	13'10"
Internal Width	4.62 m	15'2"
Ground Floor Sales	23.60 sq m	254 sq ft
Basement Ancillary	20.35 sq m	219 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 £ 26,000 pax are invited.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 20,750.00
UBR (2012/2013)	45.8p
Rates Payable (2012/2013)	£ 9,503.50

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, please direct all enquiries to the joint agents:-

Oliver Serrant D. 0113 383 3756
E. oliver.serrant@brassrow.co.uk
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 & VACANT POSSESSION



50 metres

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br BRASSINGTON ROWAN
0113 242 2622

Energy Performance Certificate

Non-Domestic Building



34, Merrion Centre
LEEDS
LS2 8NG

Certificate Reference Number:
0940-3949-0362-8960-8014

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.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

76

This is how energy efficient the building is.

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 ²):	54
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	64.92

Benchmarks

Buildings similar to this one could have rating as follows:

33

If newly built

87

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.

