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A1-A4 Planning Consent

1,313 sq ft (122 sq m) with 529 sq ft Basement

Ground Floor Sales	1,313 sq ft	122 sq m
Basement Storage	529 sq ft	49 sq m
Total	1,842 sq ft	171 sq m

Leisure & retail space

To Let

**47-49
Wade Lane, Leeds**

Accommodation

The property is situated in a prominent position on Wade Lane adjacent to the brand new ibis Styles Hotel and Marco's New York Italian. Other nearby tenants include My Thai, PureGym and Fuji Hiro.



Rent

£45,000 per annum exclusive.

Tenure

The unit is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

Rates

- Rateable Value: £26,000

- Rates Payable (2017/18): £12,116

(Interested parties are advised to make enquiries with the local authority).

Service Charge

The on account service charge budget for the current year (2017/18) is £7,602

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

To be confirmed.

All prices subject to VAT if applicable.



For viewing and further information, contact:



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Location

The Merrion Centre is located in the heart of the Arena Quarter (adjacent to the state of the art 13.5k capacity first direct Arena) which is where the city's retail, entertainment, universities, civic and office areas meet.

With consistently high footfall that exceeded 11.5 million in 2016* (an increase of 3.5% year on year), additional investment is being made with the £50m refurbishment and extension of Merrion House to further compliment the on-site, state of the art 1,000 space CitiPark car park and existing leisure/retail offering. Merrion House has been pre let and up to 2000 employees will be based here, together with the One Stop shop facility. With this in mind footfall is expected to further grow following the completion of this and other key developments.

The Centre is anchored by the only comprehensive supermarket offering in the City Centre, Morrisons. Other occupiers include a 134 bedroomed ibis Styles Hotel and Marco Pierre White New York Italian restaurant and bar, along with several other high end bars, restaurants and nightclubs (including Bengal Brasserie, Smoke Barbecue, Bulgogi Grill & Pryzm).

Other major high street retailers include Boots, O2, Superdrug, Peacocks, Costa Coffee, 3 Store, Poundworld, Home Bargains and Wilko also form part of this key retail destination within Leeds.

* Source: pfm data

