

Leeds 43 Wade Lane



- Retail unit to let – A1 / A3 / A5
- A5 Hot Food Take-Away Planning Consent
- Close to Leeds Arena opening summer 2013
- Average weekly footfall figures of 200,000 persons (10.4 Million per annum).
- 1,100 Space multi-storey car park.

Location

The Merrion Centre, which provides 800,000 sq ft of retail, Leisure, Office and entertainment accommodation, is anchored by **Morrisons** (47,000 sq ft), **Peacocks**, **Home Bargains** and **Superdrug**. Other National retailers in the centre include **Boots**, **Brighthouse**, **Sainsbury's**, **Claire's Accessories**, **Greggs** and **3Store**.

The property is situated on Wade Lane in a parade of 5 shops with 5 other retailers including **William Hill**, **Big Bite**, **Workout World**, **Fuji Hiro** and the **Merrion Mini Market**.

Accommodation

The unit is arranged on ground and basement floors to provide the following approximate floor areas:

Ground Floor	49.33 sq m	(531 sq ft)
Basement	6.87 sq m	(74 sq ft)

Lease

The unit is available by way of a new effectively full repairing and insuring lease.

Rent

Rental offers in excess of £15,000 per annum exclusive.

Service Charge

The estimated service charge on account for 2012/2013 is £6,800.56 per annum.

Rates

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

Rateable value:	£10,500.00
Rates payable (2012/13):	£4,809.00

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

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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

Viewing and Further Information

Strictly by prior arrangement only with

Savills
Ground Floor
City Point
29 King Street
Leeds
LS1 2HL



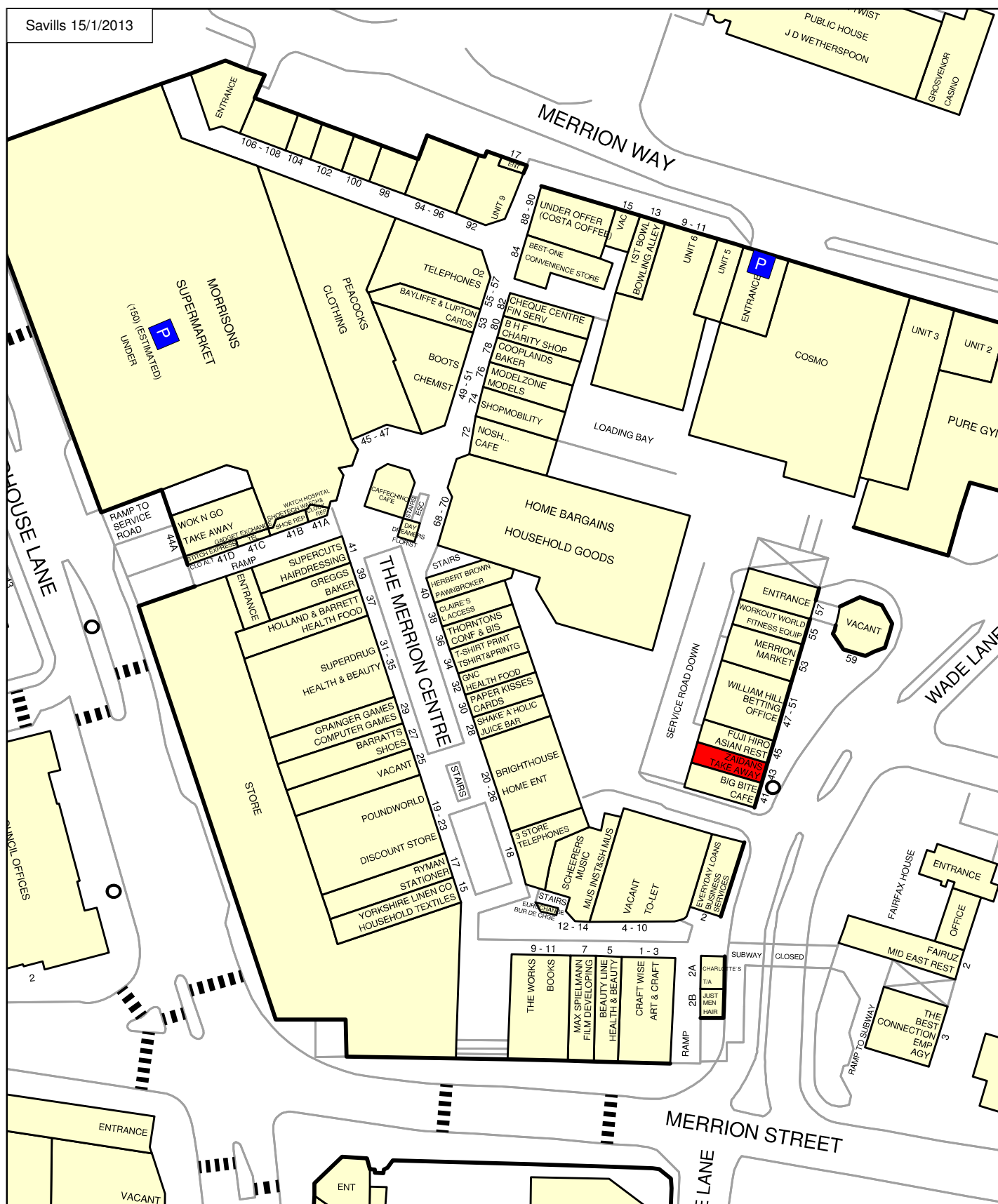
Contact

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mlepianka@savills.com

or

Our joint agents, Brassington Rowan
Telephone: +44 (0) 113 2422622

Savills 15/1/2013



50 metres

Energy Performance Certificate

Non-Domestic Building



Big Bite
41-43 Wade Lane
LEEDS
LS2 8NL

Certificate Reference Number:
9900-8903-0352-0270-6000

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

◀ **88**

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 (m²): 109
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 166.15

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

86

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.