

Leeds 40 Merrion Centre



- **Retail Unit To Let – 636 sq ft (59.08 sq m)**
- **Prominent location in central mall, close to Superdrug, Holland & Barrett, Grainger Games, Claire's Accessories and Greggs.**
- **Average weekly footfall figures of 192,500 persons (10 million per annum).**
- **1,100 Space multi-storey car park.**

Location

The Merrion Centre, which provides 1,000,000 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 **Holland & Barrett**, **Boots**, **Claire's Accessories**, **Poundworld** and **Greggs**.

The property is situated in a prime position in the central mall with retailers in the immediate vicinity including **Superdrug**, **Claire's Accessories**, **Holland & Barrett**, **GNC**, **Supercuts**, **Grainger Games** and **Internacionale**.

Accommodation

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

Ground Floor Sales	59.08 sq m	(702 sq ft)
Basement Ancillary	31.95 sq m	(319 sq ft)

Lease

Available on a new effective full repairing and insuring lease on terms to be agreed.

Rent

£35,000 per annum exclusive

Service Charge

The current on account service charge for 2013/2014 is £6,874.31.

Rates

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

Rateable value:	£32,500.00
Rates payable (2013/14):	£15,307.50

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.

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SUBJECT TO CONTRACT

Viewing and Further Information

Strictly by prior arrangement only with

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