Retail

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Leeds 40 Merrion Centre



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

- 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.

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.

IMPORTANT NOTICE

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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

SUBJECT TO CONTRACT

Viewing and Further InformationStrictly by prior arrangement only with

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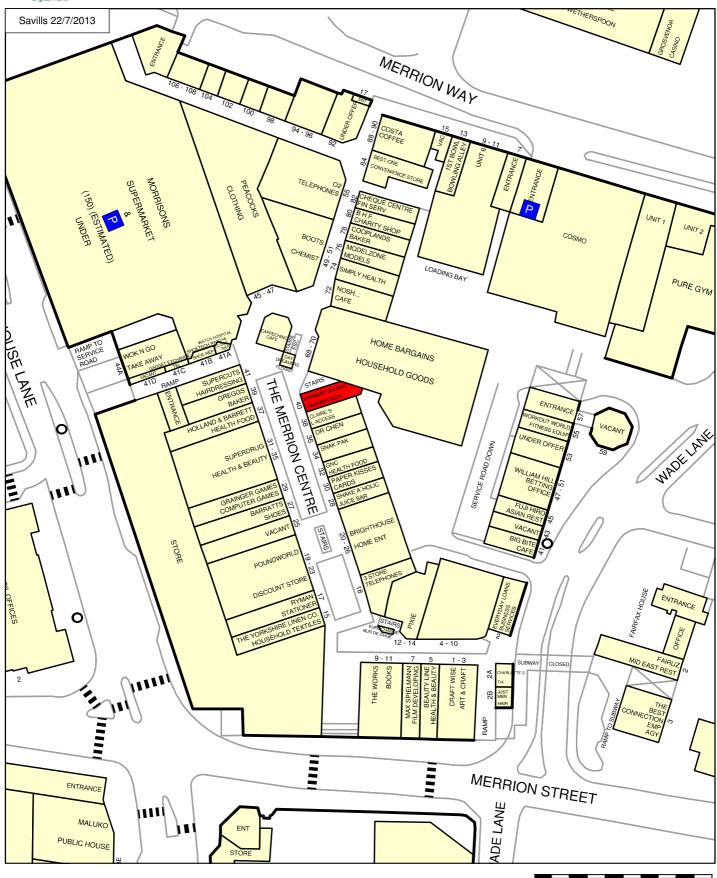
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Our joint agents, Central Retail Telephone: +44 (0) 113 2448668



Leeds - Central











50 metres