

# LEEDS

## 74 MERRION CENTRE

### RETAIL UNIT TO LET

### AVERAGE WEEKLY FOOTFALL OF 218,000

#### LOCATION

The Merrion Centre, which provides 800,000 sq ft of retail, leisure, office and entertainment accommodation is anchored by **Morrison** (49,000 sq ft), **Peacocks**, **Home Bargains** and **Superdrug**. Other national retailers in the centre include **Costa Coffee**, **Priceless**, **Boots**, **O2**, **Thorntons**, **Holland & Barrett**, **3 Store** and **Claire's Accessories**.

The subject property is situated in a busy position in the north mall of the centre, opposite **Boots** and between **Modelzone** and **Nosh**.

#### ACCOMMODATION

The unit is arranged on ground floor only offering the following approximate areas:-

Ground Floor Sales      82.45 sq m      888 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 £ 27,500 per annum, exclusive are invited.

#### COSTS

Each party to bear their own costs incurred in this transaction.



#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 25,750
UBR (2011/2012)	43.3p
Rates Payable (2011/2012)	£ 11,149

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

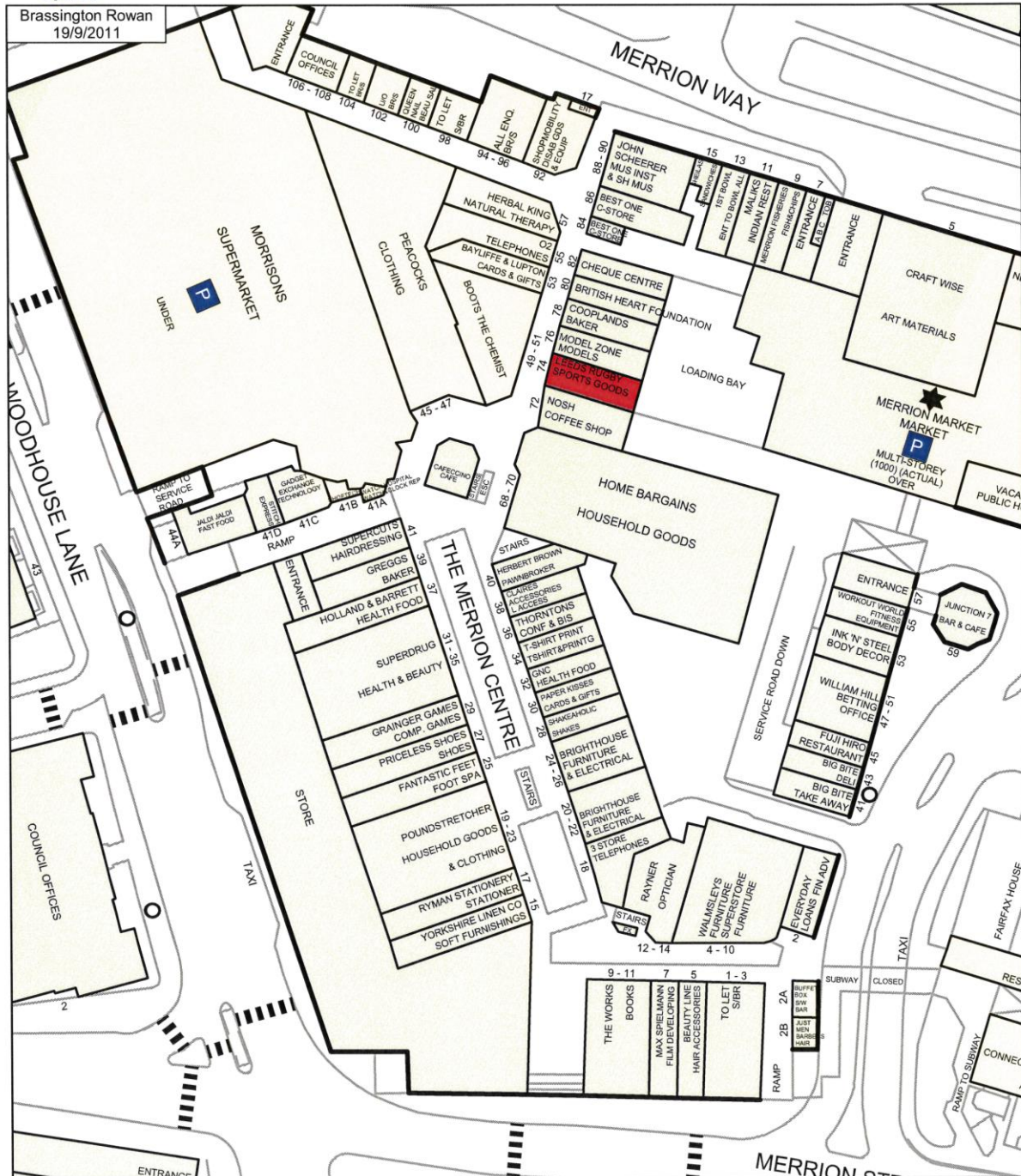
Please direct all enquiries to the joint agents:-

Alex Mayor      D. 0113 383 3757  
E. alex.mayor@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



**goad** Network  
For more information on our products and services:  
[www.goadplans.co.uk](http://www.goadplans.co.uk)  
0845 6016011  
[goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com)

**COPYRIGHT AND CONFIDENTIALITY NOTICE**  
2011 Experian Ltd All Rights Reserved  
This product includes mapping data licensed from Ordnance Survey® © Crown Copyright 2011. Licence number PU 100017316.  
For full terms & copyright conditions visit [www.goadplans.co.uk](http://www.goadplans.co.uk)

50 metres  
**BRASSINGTON ROWAN**  
0113 242 2622