

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 Morrison by (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:-

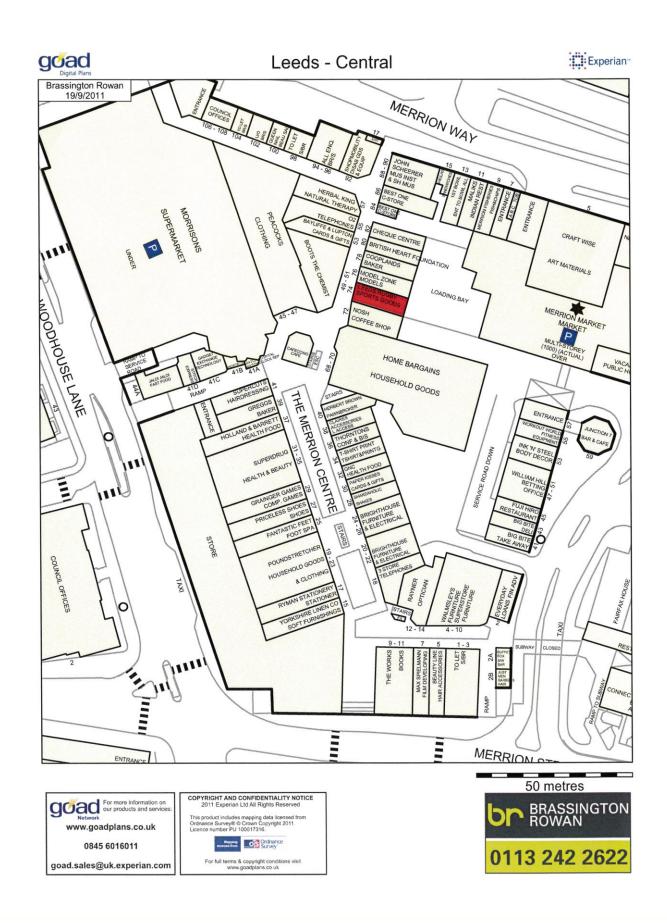
- Alex Mayor D. 0113 383 3757 E. alex.mayor@brassrow.co.uk
- John Birtwistle D. 0113 383 3758 E. john.birtwistle@brassrow.co.uk

or our joint agents, Savills on tel 0113 244 0100.

SUBJECT TO CONTRACT & VACANT POSSESSION

Coverdale House, 23 Park Cross Street, Leeds, LS1 2QH F. 0113 243 1896

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