

Leeds 76 Merrion Centre



- **Staff Unaware – CONFIDENTIAL**
- **Retail Unit To Let – 960 sq ft (89 sq m)**
- **Situated close to Home Bargains, Cooplands, O2 and Boots.**
- **Average weekly footfall figures of 192,500 persons (10 Million per annum).**
- **1,100 space car park**

Rent

£29,950 per annum exclusive

Service Charge

The current service charge for 2014/2015 is £11,704.91.

Rates

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

Rateable value: £26,750.00

Rates payable (2014/15): £12,893.50

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

Savills, their clients and any joint agents give notice that:

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

Location

The Merrion Centre dominates the retail offer in the North of Leeds City Centre and is strategically placed between established offices, including those for Leeds City Council, two universities, colleges and the established leisure circuit. The new First Direct Arena is located adjacent and can be accessed through the Merrion Centre.

The Centre also benefits from consistently high footfall with an average of over 200,000 visitors per week totalling approximately 10 million per annum. The Centre is anchored by **Morrisons** which is the only comprehensive supermarket offer in the City Centre.

The subject property occupies a prominent position on the Arena Way which links the Merrion Centre with the Arena Quarter. Nearby retailers include **Boots, O2 Business Centre** and **Costa**.

Accommodation

The accommodation provides the following approximate floor areas with remote storage available if required:

Ground Floor Sales **89 sq m** **(960 sq ft)**

Lease

Available to let on a new Full Repairing and Insuring Lease, on terms to be agreed.

SUBJECT TO CONTRACT

Viewing and Further Information

Strictly by prior arrangement only with

Savills
Ground Floor
City Point
29 King Street
Leeds, LS1 2HL
www.savills.co.uk/retail

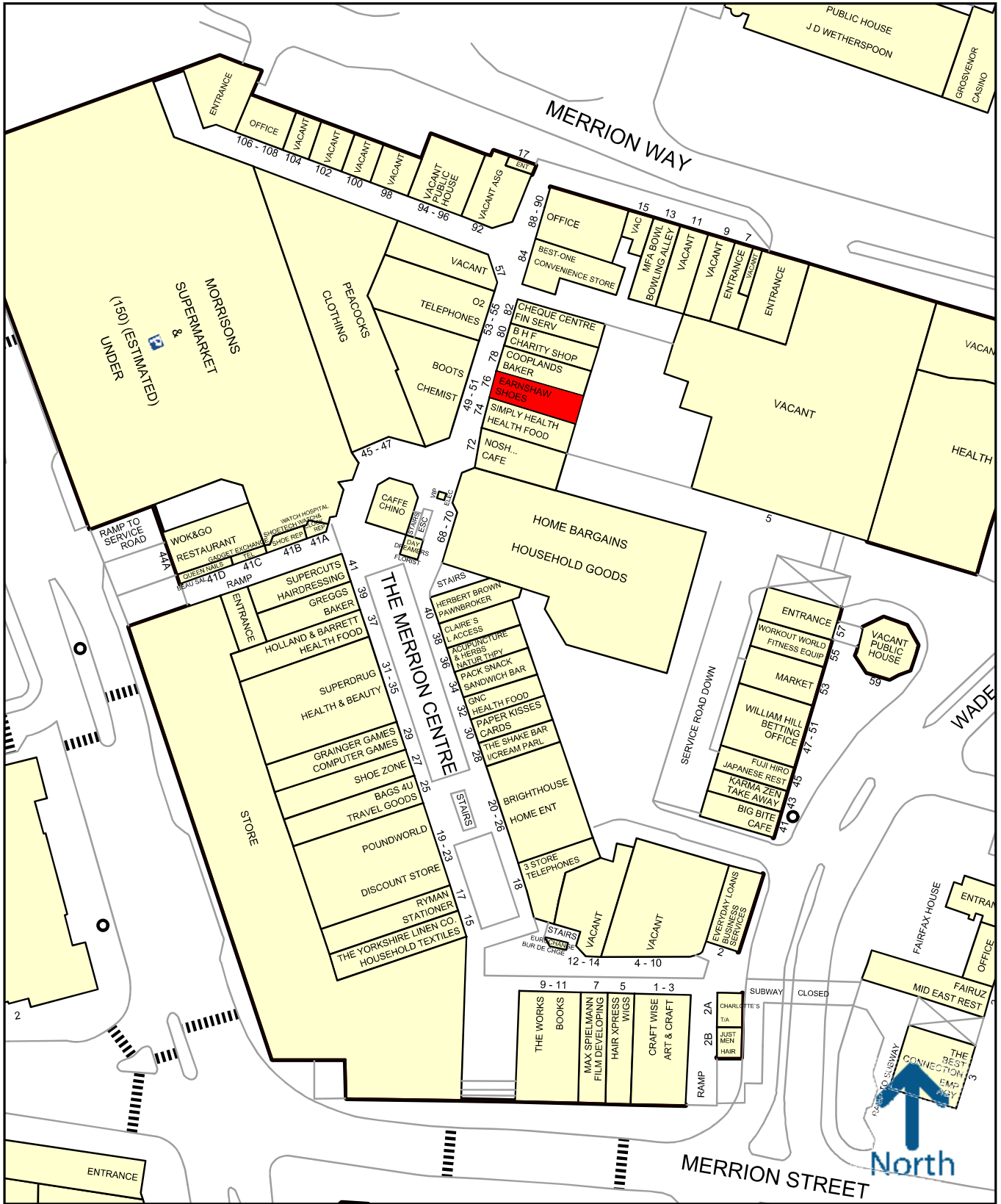


Contact

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or

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50 metres

Experian Goad Plan Created: 30/06/2014

Created By: Savills

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate

Non-Domestic Building



76 Merrion Centre
LEEDS
LS2 8NG

Certificate Reference Number:
0640-0237-1349-3723-8006

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

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 199

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 88
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 300.61

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

82 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.