

Leeds 90 Merrion Centre



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 is anchored by **Morrisons** which is the only comprehensive supermarket offer in the City Centre.

The subject property occupies a highly prominent corner position fronting onto the busy junction between Woodhouse Lane and Merrion Street which benefits from good footfall. Nearby retailers include **Wilkinson**, **Sainsburys**, **Trespass/Nevisport**, **Costa**.

Accommodation

The accommodation provides the following approximate floor areas:

Ground Floor Sales (GIA)	246 sq m	(2,654 sq ft)
Mezzanine Sales (GIA)	215 sq m	(2,321 sq ft)

Lease

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

- **Retail / Leisure Unit To Let – 2,654 sq ft**
- **Situated near to The Picture House, Varsity, Sainsburys, Nevisport and Wilkinson.**
- **Average weekly footfall figures of 200,000 persons (10.4 Million per annum).**
- **1,100 space car park**
- **A3/A5/A1 - Planning**

Rent

£85,000 per annum exclusive

Service Charge

The current service charge for 2014/2015 is £13,930.

Rates

The Local Rating Authority has verbally advised us that the premises are to be re-assessed.

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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SUBJECT TO CONTRACT

Viewing and Further Information

Strictly by prior arrangement only with



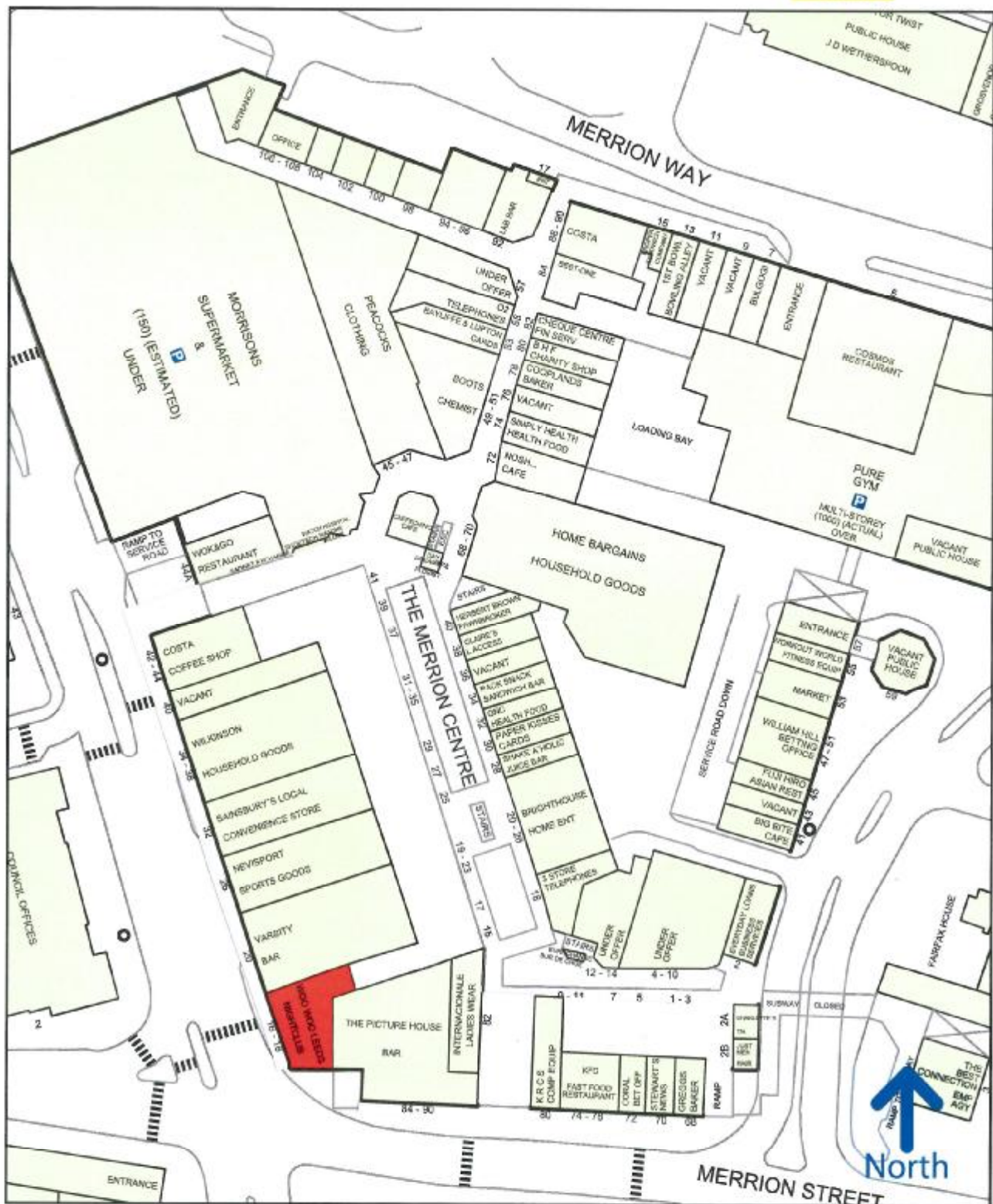
Savills
Ground Floor
City Point
29 King Street
Leeds, LS1 2HL
www.savills.co.uk/retail

Contact

Stephen Henderson
Telephone: +44 (0) 113 2440100
email: shenderson@savills.com

or

Our joint agents, Rawstron Johnson
Telephone: +44 (0) 113 2042046



50 metres

Experian Goad Plan Created: 15/04/2014

Created By: Savills

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011