

Leeds 40 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 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. Other tenants include **Boots, 02's Business Centre, Superdrug, Peacocks, Costa, Home Bargains** and **Wilkinson**.

Situated adjacent to Home Bargains this unit benefits from a prominent corner position to the busy main mall.

Accommodation

The unit is arranged on ground and basement floors to provide the following approximate dimensions and areas:

Ground Floor Sales	65.22 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.

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



- **Retail Unit To Let – 702 sq ft (65.22 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.**

Rent

£35,000 per annum exclusive

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 (2014/15):	£15,665.00

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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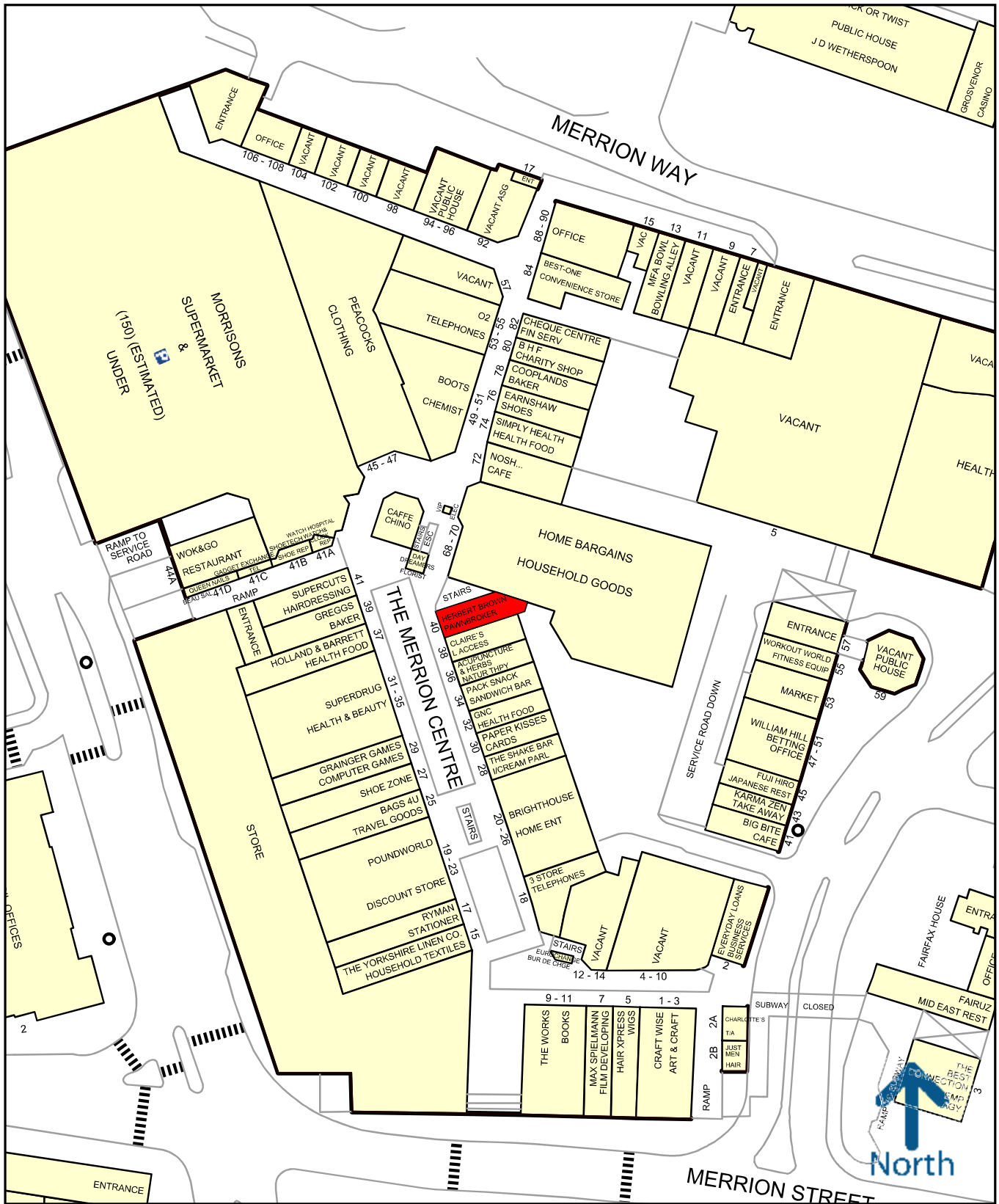
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50 metres

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