

Leeds 4-10 Merrion Centre



Location

The Merrion Centre, which provides 1,000,000 sq ft of retail, Leisure, Office and entertainment accommodation, is anchored by **Morrisons** (47,000 sq ft), **Peacocks**, **Home Bargains** and **Superdrug**. Other National retailers in the centre include **Holland & Barrett**, **Boots**, **GNC**, **Thorntons**, **Claire's Accessories**, **Poundworld** and **Greggs**.

The subject property is immediately adjacent to **Everyday Loans** and **Scheerers Music** with **3Store**, **The Works**, **Yorkshire Linen**, **Ryman**, **Poundworld** and **Internacionale** nearby.

Accommodation

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

Ground Floor Sales	368.3 sq m	(3,965 sq ft)
First Floor Ancillary	238.8 sq m	(2,570 sq ft)

Lease

The unit is available by way of a new effective full repairing and insuring lease.

Rent

Rental offers in excess of £67,500 per annum exclusive

- **CONFIDENTIAL – STAFF UNAWARE**
- **Retail Unit To Let – 3,965 sq ft (2,570 sq m)**
- **Located close to Poundworld, The Works, 3Store and Ryman.**
- **Average weekly footfall figures of 192,500 persons (10 million per annum).**
- **1,100 Space multi-storey car park.**

Service Charge

The current on account service charge for 2012/2013 is £17,747.00 per annum.

Rates

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

Rateable value:	£83,500.00
Rates payable (2013/14):	£39,328.50

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

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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

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



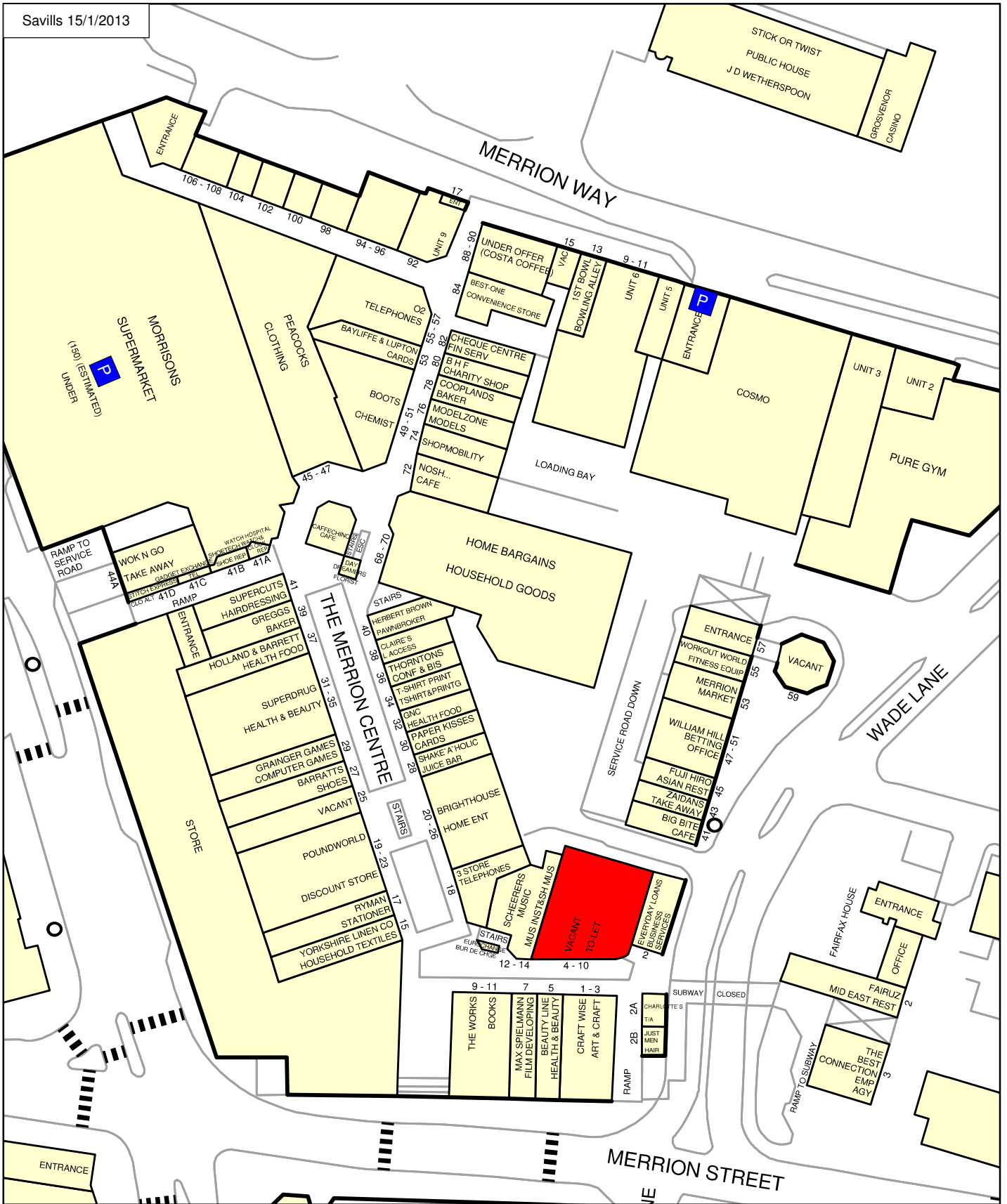
Contact

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or

Our joint agents, Central Retail
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Savills 15/1/2013



50 metres

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Energy Performance Certificate

Non-Domestic Building



Walmsleys Furnishings Plc
4-10 Merrion Centre
LEEDS
LS2 8NG

Certificate Reference Number:
9672-3049-0621-0790-0375

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

◀ 65

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 624
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 52.59

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

70 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.