

# TO LET - 82 MERRION CENTRE

(Staff Unaware - Confidential)



## Retail Unit

974 sq ft (90.48 sq m)



## Location

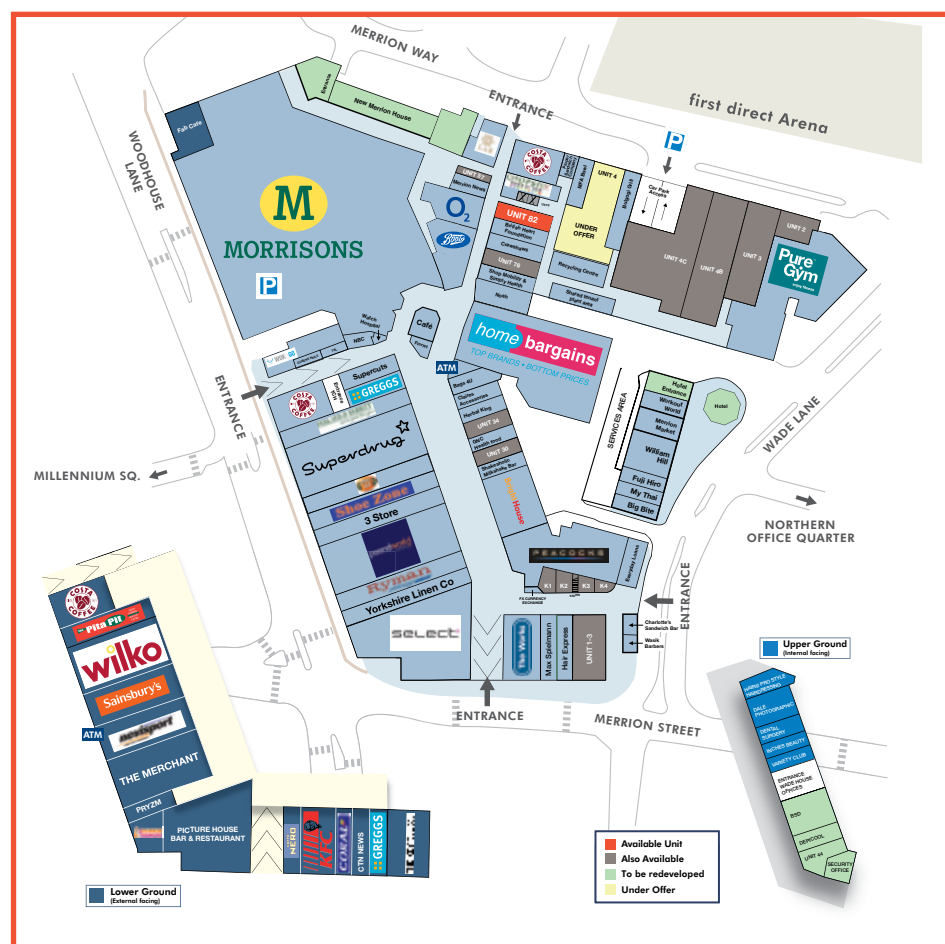
The Merrion Centre dominates the retail offer in the north of Leeds City Centre and is at the heart of the Arena Quarter between established offices, including those occupied by Leeds City Council, and two universities. The new first direct Arena is located adjacent and can be accessed through the Merrion Centre. The Centre also benefits from consistently high footfall which totalled 11.2 million in 2014 and is growing year on year. The Centre is anchored by Morrisons which is the only comprehensive supermarket offer in the City Centre. Other occupiers include Boots, O2, Superdrug, Peacocks, Costa Coffee, 3 Store, Poundworld, Home Bargains and Wilkinsons.

Further investment is being made in the centre with the expansion of Morrisons and the £50m refurbishment of Merrion House to compliment the state of the art CitiPark 1,000 space car park, refurbished in 2015.

## Accommodation

The available property is situated in a prominent corner location at the entrance off Merrion Way. Nearby retailers include O2, Costa Coffee, Boots, Chopstix and British Heart Foundation.

Ground Floor Sales	974 sq ft	90.48 sq m
<b>Total</b>	<b>974 sq ft</b>	<b>90.48 sq m</b>



## Rent

£34,000 per annum.

## Tenure

The unit is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## Service Charge

The on account service charge for the current year (2015/16) is £6,775.39.

## Rates

Rateable Value: £26,750

Rates Payable (2015/16): £13,187.75

(Interested parties are advised to make enquiries with the local authority).

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Rated G.

Viewing and further information:

Helen Green  
helen.green@tcs-plc.co.uk  
Jonathan Henley  
jonathan.henley@tcs-plc.co.uk

Steve Henderson  
SHenderson@savills.com  
Joe Henderson  
JHenderson@savills.com

Adrian Johnson  
adrian@rj-ltd.co.uk

  
Town Centre Securities PLC  
www.tcs-plc.com  
0113 222 1234

  
savills.co.uk  
**0113 244 0100**

  
**0113 204 2048**  
www.rj-ltd.co.uk

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