

LEEDS

98 MERRION CENTRE

RETAIL UNIT TO LET FLEXIBLE TERMS AVAILABLE



LOCATION

The Merrion Centre, which provides 800,000 sq.ft of retail, leisure and office accommodation, is anchored by **Morrisons** (49,000 sq.ft), **Home Bargains**, **Peacocks**, **Superdrug** and 1,100 car spaces.

Other national retailers in the centre include **Boots**, **Costa Coffee**, **Sainsburys**, **Thorntons**, **Clares**, **Holland & Barrett**, **Priceless**, **Brighthouse (new)**, **Greggs**, **3 Store**, **GNC (new)**, **Paper Kisses (new)**, **FX Travel (new)** and **Wilkinsons**.

The subject property is situated along the Georgian Mall, close to the entrance from Merrion Way and the **Market Hall**. Surrounding occupiers include **Best One Convenience Store**, **Herbal King**, **Shop Mobility**, **Queen Nail** and **The Third Estate**.

ACCOMMODATION

The unit is arranged on ground and first floors providing the following approximate net internal floor areas:-

Ground Floor Sales	39.95 sq m	430 sq ft
First Floor Storage	56.11 sq m	604 sq ft

LEASE

Available to let on a new full repairing and insuring lease, flexible terms are available.

RENT

Offers in the region of £8,000 per annum exclusive are invited.

COSTS

Each party to bear their own costs incurred in this transaction.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 7,100
UBR 2010/2011	41.4p

This firm gives no warranty that these figures are accurate and interested parties are advised to make their own enquiries with Leeds City Council (Tel: 0113 247 6983). The Rates Payable may be subject to transitional relief.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING AND FURTHER INFORMATION

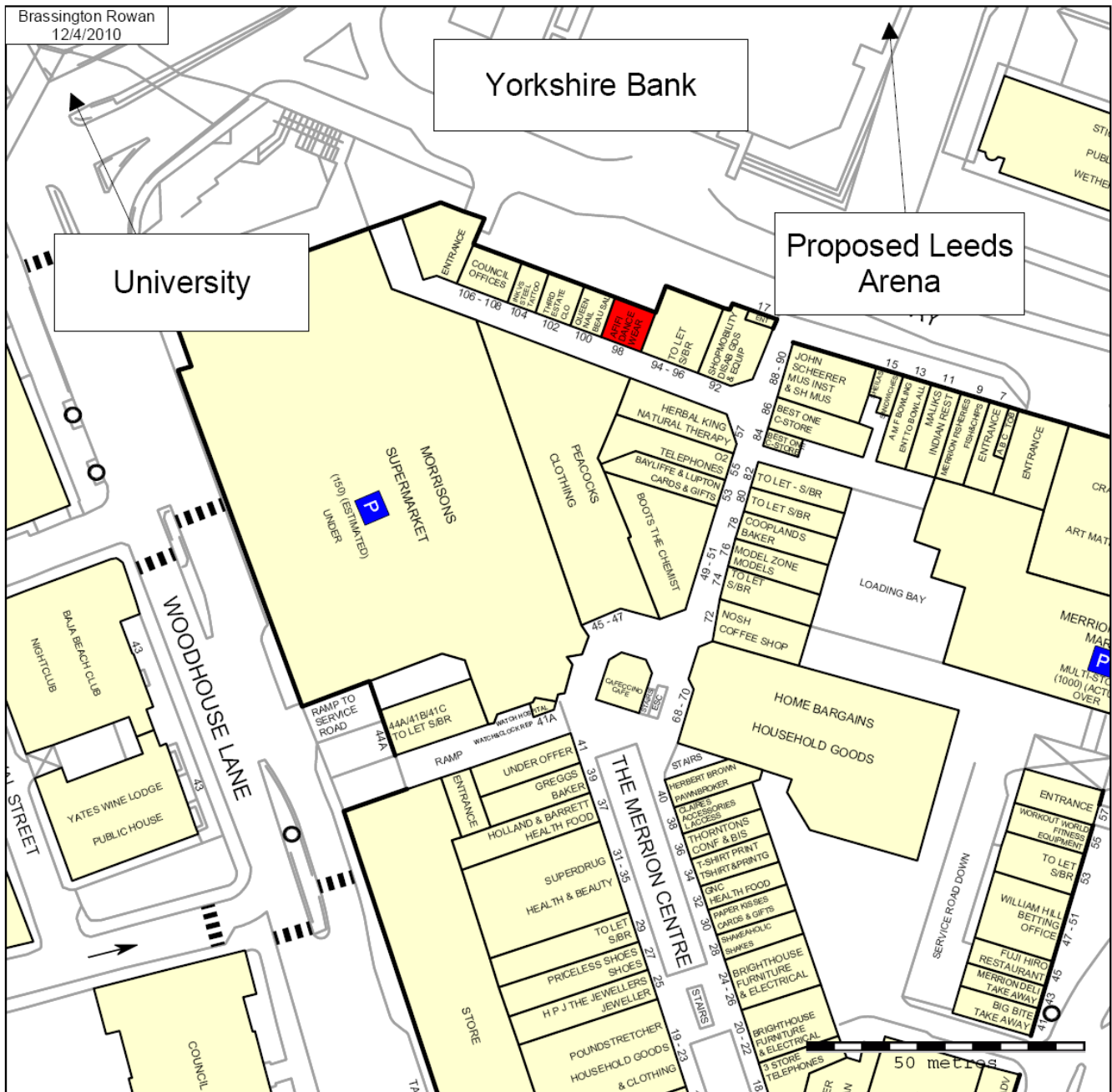
Please direct all enquiries to the joint agents:-

Alex Mayor D. 0113 383 3757
E. alex.mayor@brassrow.co.uk

John Birtwistle D. 0113 383 3758
E. john.birtwistle@brassrow.co.uk

or our joint agents, Savills on tel 0113 244 0100.



SUBJECT TO CONTRACT



goad Network
For more information on
our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2009 Experian Ltd All Rights Reserved

This product includes mapping data licensed from Ordnance Survey® © Crown Copyright 2009.
Licence number PU 100017316.

For full terms & copyright conditions visit
www.goaddplans.co.uk

br BRASSINGTON
ROWAN

0113 242 2622

IMPORTANT NOTICE: Brassington Rowan, as agents for the Vendor and for themselves, give notice that: (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or representation of fact; (ii) an intending Purchaser must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information herein (measurements are approximate and for guidance only); (iii) all statements are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor; (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoever in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively. Subject to Contract and Availability.