

PROMINENT SHOP TO LET

Confidentially Available
Staff Unaware

12-14 THE MERRION CENTRE LEEDS

LOCATION

The shop has a prominent location close to the main entrance to the scheme from Merrion Street. It adjoins Walmsleys Furniture, 3 Phones and is close to MK One, The Works, Yorkshire Linen, Stationary Box and Poundstretcher, as indicated on the attach street traders plan.

The Merrion Centre, which provides 800,000 sq.ft. of retail, leisure and office accommodation contains many multiple retailers and is anchored by Morrisons Supermarket.

ACCOMMODATION

The unit has the following approximate dimensions and areas:-

Gross Frontage	6.47m	21'2"
Internal Width	6.08m	20'0"
(widening to	8.48m	27'10")
Shop Depth	20.40m	66'10"
GF Sales	168.52m ²	1,814ft ²
FF Staff/Storage	32.33 m ²	348ft ²

LEASE

The property is held for a term of 15 years commencing 16th June 1997 subject to five yearly rent reviews on an effective full repairing and insuring basis.

RENT

£40,000 per annum exclusive with no further review until the termination of the lease 15th June 2012.



PREMIUM

An assignment of the existing lease at nil premium.

RATES

From our enquiries with the Valuation Office webpage we understand the property is assessed for rating purposes as follows:-

Rateable Value	£35,500
Rates Payable 2010/11	£14,697

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

Strictly by appointment through Brackenridge Hanson Tate, as staff **unaware** of disposal.

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SUBJECT TO CONTRACT

Detailed updated: April 2010

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