

SHOPPING CENTRE PROPERTY / CLASS A2

Unit 19 Merrion Street St Johns Centre, Leeds



barkerproudlove
retail property consultants

Rent: £45,000 PA

Ground Floor Area

810 Sq ft / 75 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

St Johns Centre offers retail and leisure opportunities within the heart of the city centre, and is home to McDonald's, Taco Bell, Subway, The City's principal Post Office, Poundland, Card Factory and Bodycare.

A Q-Parks Multi-Storey car park is located immediately above the retail, providing c.330 car parking spaces.

The First Direct Arena, The Arena Quarter, multiple headquarter offices, and multiple student blocks of flats/ apartments are all located very close by. Leeds General Infirmary and the City's two universities are also in the vicinity.

Accommodation:

Ground Floor only with rear access for basement servicing. Dual frontage with external Merrion Street entrance, and an internal shopping mall entrance.

Demise:	Sq Ft	Sq M
Ground Floor Lock Up Shop	810	75.3

Rent:

£45,000 per annum exclusive.

Tenure:

Subject to formal vacant possession, a new effectively full repairing and insuring lease for a term of years to be agreed.

Planning Permission:

The unit has current planning consent for A1 and A2 use.

Business Rates:

For further details visit Gov.uk or contact the business rates department at Leeds City Council.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2019 stands at approximately £10,203.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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