

Retail Opportunities – To Let

Scape Development, 44 Merrion Street, Leeds, LS2 8FZ



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Location

Prominently located on Merrion Street at the ground floor of the brand-new student development known as Scape in Leeds City Centre.

The units are located a 1-minute walk from New Briggate and a 3-minute walk from The Headrow, Albion Street and Briggate.

Other student accommodation a 2-minute walk from the subject units include:-

- Prestige Student Living Symons House - 351 student bedrooms
- Vita Student St.Albans - 400 student bedrooms
- Altus House - iQ Student – 752 student bedrooms

Neighbouring occupiers include Blue Pavilion, Boojum, Taco Bell, Belgrave Music Hall, and many more.

Description

The two ground floor retail units are situated in a two-block development comprising of a 32-storey and an 11-storey block, which will house 693 student bedrooms, ready for the September 2024 student intake.

These two retail units are suitable for a variety of uses within Class E. They are in shell condition ready to receive fit out and they benefit from extensive glass frontage, shop front and door and capped off services ready for connection.

Planning & Licence

The premises currently benefit from Use Class E though may be suitable for other uses subject to planning.

Terms

Both units are available for occupation on an effective full repairing and insuring basis for a term of years to be agreed. The rent for each unit are as follows:-

- Unit 1: £40,000 pax
- Unit 2: £45,000 pax

Business Rates

Rateable Value of the two units to be assessed on occupation.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

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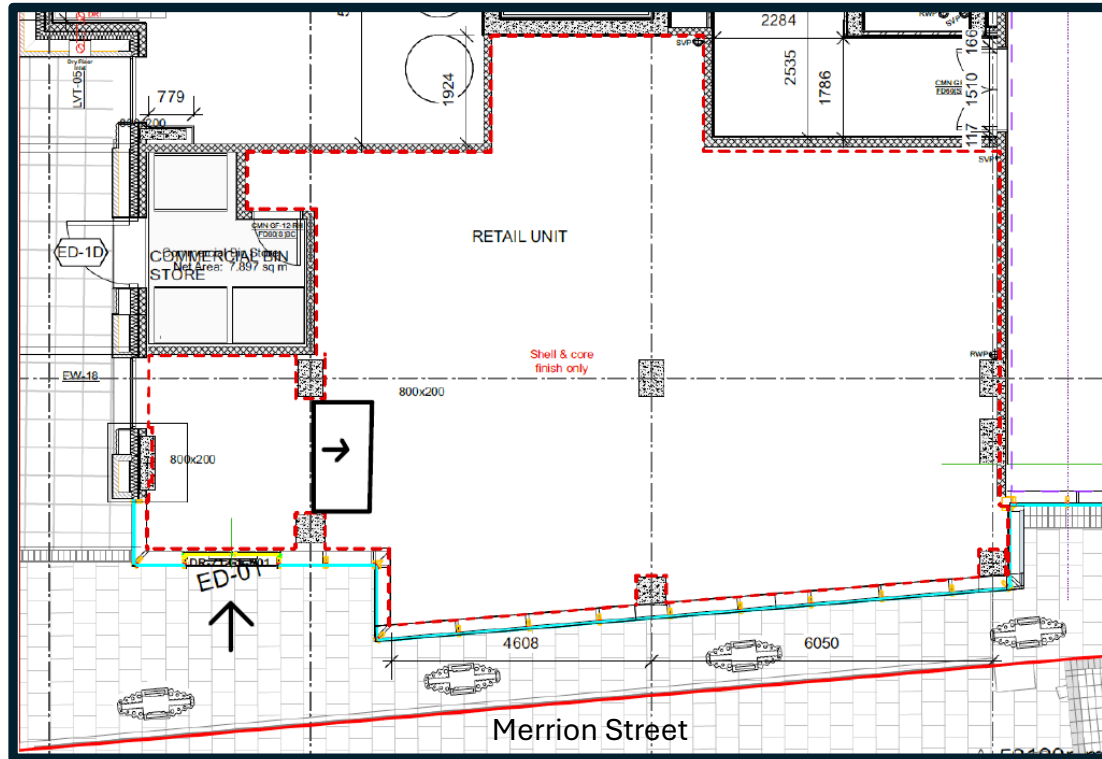
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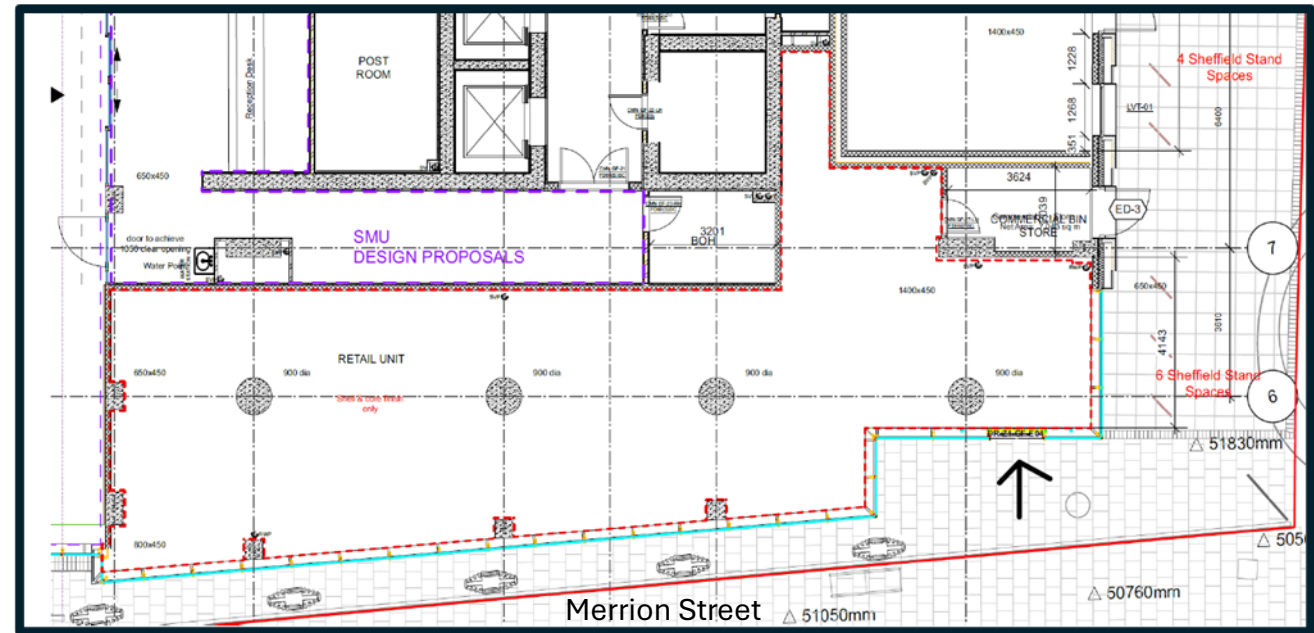
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Unit 1 – 1,200 sq ft



Unit 2 – 1,500 sq ft



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Concept CGI image of Atrium

FURTHER INFORMATION:

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