

Leisure Unit – To Let

4am Licence

9a Merrion Street, Leeds, LS1 6PQ



Location

Located in a prime position on the very well-established food and drink pitch of Merrion Street. Surrounding occupiers include Mojo, NQ64, Mean Eyed Cat, Belgrave Music Hall, Rolands, Stuzzi, Zaap Thai and many more.

Description

The unit is arranged over the ground and first floors with additional external seating on Merrion St. Benefits from an extensive and prominent frontage to Merrion Street

Accommodation

The unit provides the following approximate gross internal areas:

Ground	1,700 sqft (158 sqm)
First Floor	4,000 sqft (372 sqm)
TOTAL	5,700 sqft (530 sqm)

Business Rates

The Valuation Office has assessed the unit having a Rateable Value of £71,500 from April 2023.

Terms

The unit is available for occupation on an effective full repairing and insuring basis on an existing lease running until January 2040 at a passing rent of £106,598 pax. We are seeking a premium of £110,000.

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 legal costs in relation to this transaction.

Viewing

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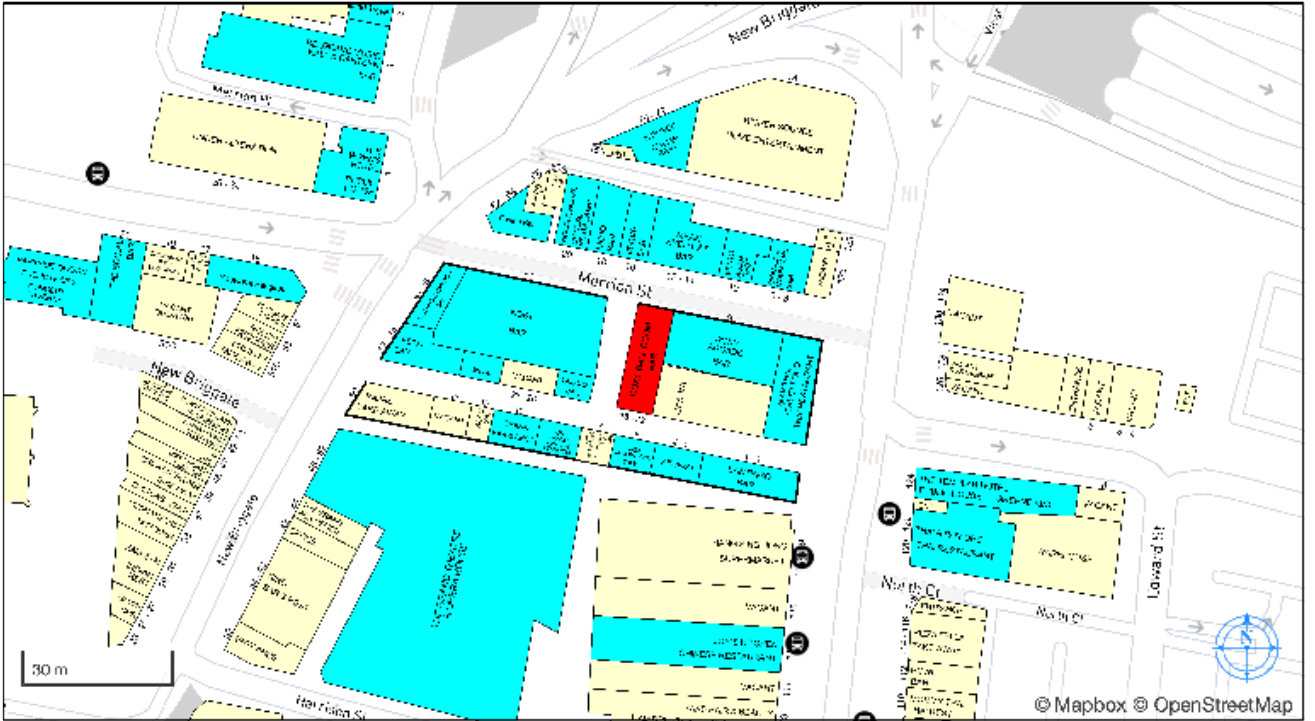
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