



CHARTERED SURVEYORS • LICENSED LEISURE SPECIALISTS

## 100 COVER RESTAURANT OPPOSITE LEEDS ARENA

- Located on outer edge of Merrion Shopping Centre – 100 shops and 1,000 car parking spaces
- Double glazed shop front – Prominent situation and high footfall
- Fitted out to high standard – open and trading
- Internally 2,500 sq ft - Outside seating to front 18 seats
- Leasehold for term expiring 2034 – rent £67,600 pa

**Leasehold interest available for assignment together with trade contents**  
**Guide Price £75k subject to contract**

Further information will only be provided to named parties only.  
Please contact Richard Negus on 07850 642 808  
or email [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

**SUBJECT TO CONTRACT**  
sole selling agents  
COUNL475



8 EXCHANGE COURT COVENT GARDEN LONDON WC2R 0JU TEL 020 7836 7826 WWW.AGG.UK.COM

**DIRECTORS** A R ALDER BSc (Hons) FRICS • J B GRIMES BSc (Hons) MRICS • D GOODERHAM MRICS • R A NEGUS BSc MRICS  
M L PENFOLD BSc (Hons) MRICS • P A THEMISTOCLI BSc (Hons) MRICS **ASSOCIATE DIRECTOR** C CRAIG MSc (Hons) MRICS

AG&G Limited Company registration number 4004212 England & Wales Registered office as above address