

Retail Opportunity

Accommodation

The premises are located on a prime corner position at the busy junction of two entry points to the Merrion Centre. Nearby retailers include Jumbo Records, Iceland, The Works and Max Spielman.

The Merrion Centre is at the heart of the Arena Quarter on the main route to the **13.5k capacity first direct arena**.

Rent

£20,000 per annum

Tenure

Flexible availability to let on a full repairing and insuring lease, on terms to be agreed

Rates

- **Rateable Value (2025/26): £15,000**
- **Rates Payable (2025/26): £8,250**

You may be eligible for a retail discount under the governments business rates relief. Please check with the local charging authority

Service Charge

The on-account service charge budget for the year (2025/26) is **£4,498.61**

Legal Costs

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

EPC Rating

E



Specification:

Ground Floor Sales	414 sq. ft	38.5 sq. m
Total	414 sq. ft	38.5 sq. m

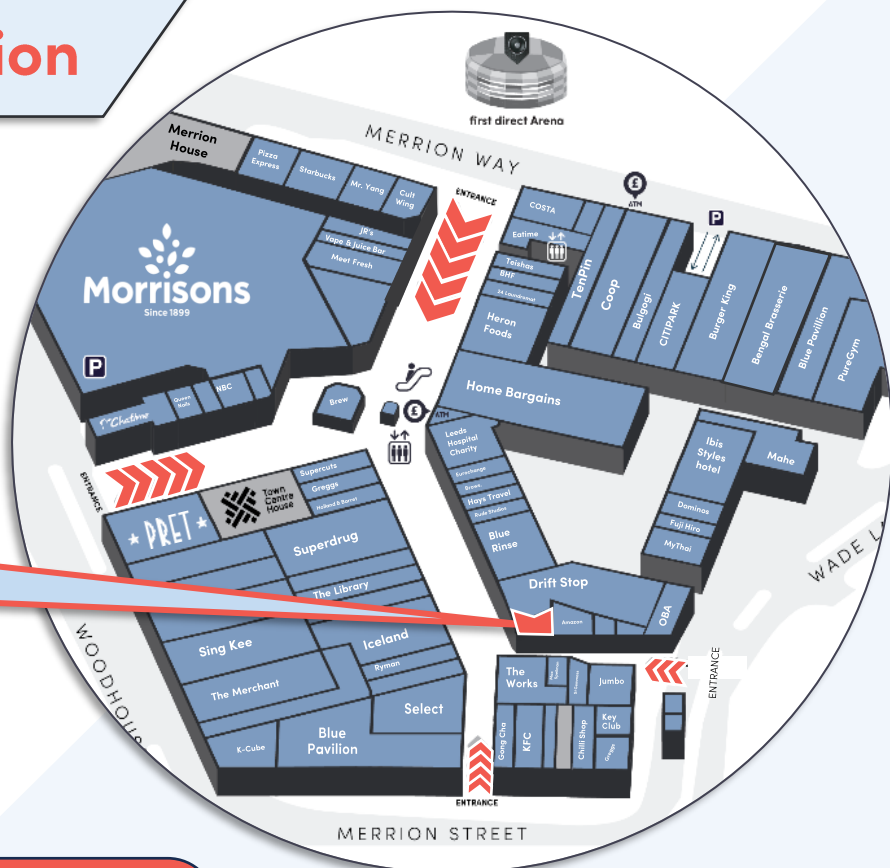
**There's never been a better time to
 shop, eat, drink & be Merrion!**

A Prime Location



**merrion
centre™**

**12-14
Merrion
Centre**



4 Universities on
main route (by foot) into the city
with **+80,000 students** living
within a **15 min walk**
(with **more** anticipated!)



8,372 Existing
apartments within the
immediate vicinity

With a further **5,000**
on-site or in the pipeline

+2900



car parking spaces
nearby including
on-site CitiPark



Capacity for **2200+**
LCC employees in
Merrion House



Just **265m** from **LGI** which plans
an **additional 94,000 m2** of
facilities including **£9.5m** adult
hospital & site for **new Leeds
Children's Hospital**



+9m

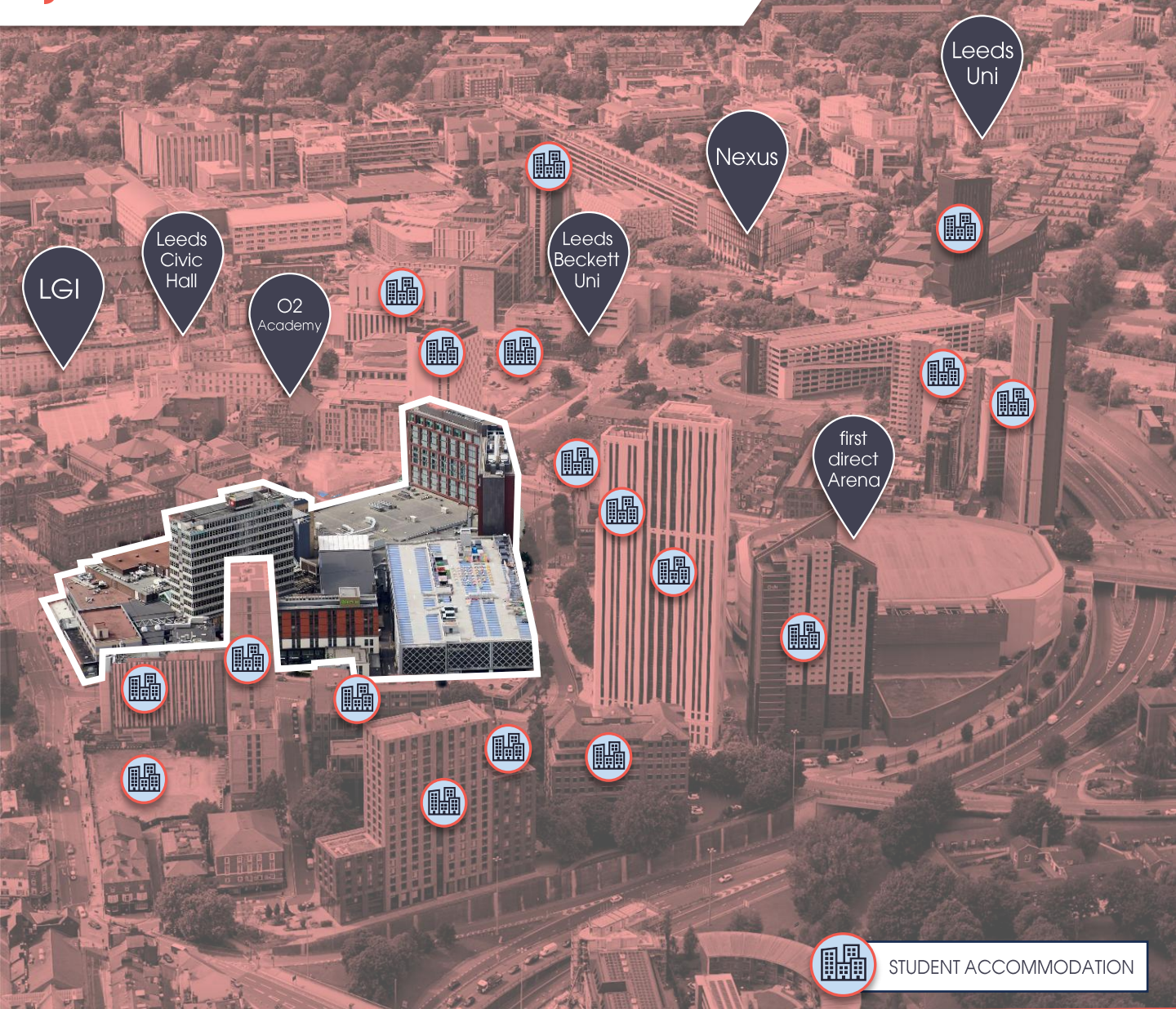
internal visitors at the
Merrion Centre in 2024



13.5k Capacity
fd Arena directly
adjacent

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Join us at the Merriion Centre



Enquiries:



Town
Centre
Securities

0113 222 1234

charles.newman@tcs-plc.co.uk
lynsey.clarke@tcs-plc.co.uk

FOX
LLOYD
JONES

0113 243 1133

www.fljtld.co.uk

louise.larking@fljtld.co.uk



savills.co.uk



0113 244 0100

jhowe@savills.com
hollie.cooper@savills.com

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The date of these Particulars is October 2025.