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## Accommodation

Ground Floor	716 sq. ft	66.5 sq. m
<b>Total</b>	<b>716 sq. ft</b>	<b>66.5 sq. m</b>

# Flexible Space Available: Retail & Leisure

## To Let

**41C Merrion Centre,  
Leeds**

### Accommodation

The property is situated next to Woodhouse Lane entrance opposite the entrance to Town Centre House offices. The unit benefits from a double shop front with full height glazing.

Nearby retailers include Morrison's, Supercuts, Home Bargains, Greggs & Costa.

The Merrion Centre is at the heart of the Arena Quarter directly opposite the first direct Arena which can be accessed through the centre

**Rent**  
£25,000

**Tenure**  
Available to let on a full repairing and insuring lease, on terms to be agreed

**Rates**  
 - Rateable Value: £20,000  
 - Rates Payable: £10,240  
 You may be eligible for a retail discount under the governments business rates relief 2021/2022' please check with your the local charging Authority)

**Service Charge**  
The on account service charge budget for the current year (2020/21) is £6,390

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

**EPC Rating**  
E



**For viewing and further information, contact**



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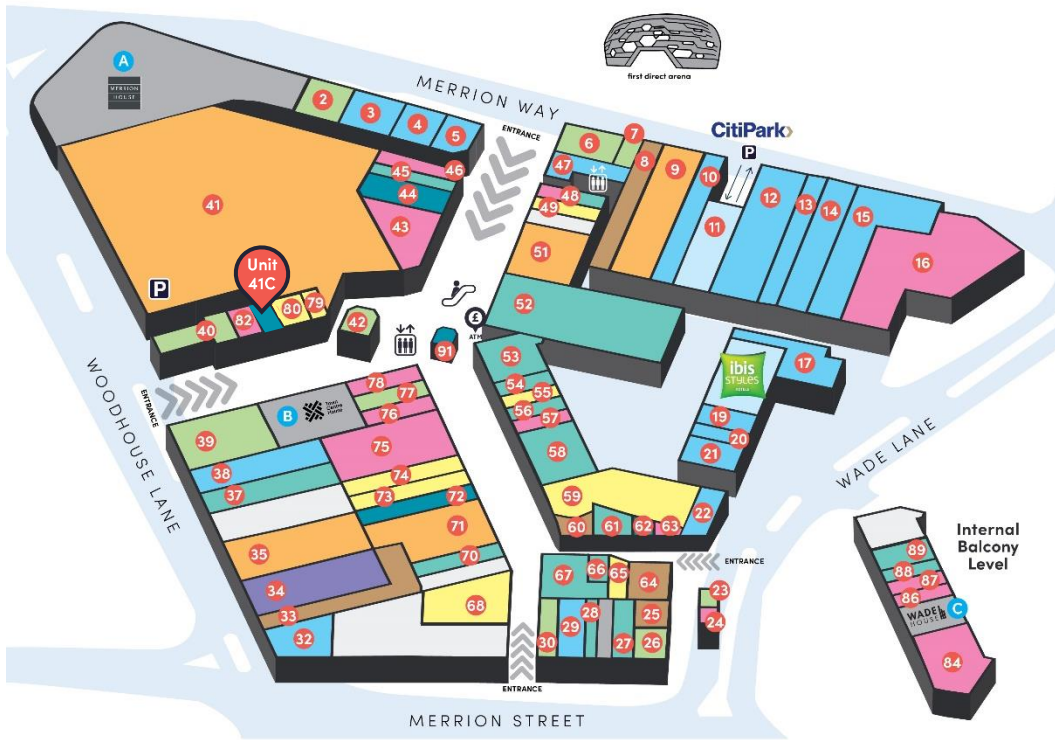
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 The date of these Particulars is March 2021.

The Merrion Centre is located in the heart of the Arena Quarter (adjacent to the state of the art 13.5k capacity first direct Arena) which is where the city's retail, entertainment, universities, civic and office areas meet.

With an abundance of student accommodation within the immediate vicinity, the centre experiences consistently high footfall (over 11.2 million in 2019\*). Additional investment has also been made with the £50m refurbishment and extension of Merrion House (which is home to over 2200 Leeds City Council employees and the city's One Stop shop facility). Other office schemes forming part of the centre include Wade House and Town Centre House.

The Merrion Centre is anchored by the only comprehensive supermarket offering in the City Centre, Morrisons. Other occupiers include a 134 bedroomed ibis Styles Hotel with adjoining Arnold's restaurant and bar, along with several other high end bars, restaurants and nightclubs (including PizzaExpress, Blue Sakura, Bengal Brasserie, My Thai, Bulgogi Grill, PRYZM & Starbucks). In addition, a state of the art 1,000 space CitiPark car park further complements the existing offering.

Other major high street retailers include Boots, Domino's, O2, Superdrug, Costa Coffee, 3 Store, Home Bargains and Wilko also form part of this key retail destination within Leeds.



### SUPERMARKETS/ESSENTIALS

	Co-op	9
	Heron Foods	51
	Iceland	71
	Morrisons	41
	Sing Kee	35

### OFFICE SERVICES

	Merrion House	A
	Town Centre House	B
	Wade House	C

### PHONES, PHOTOGRAPHY & TECH

	Leeds Phone Hub	62
	O2	44
	Phone Surgery Leeds	91
	Three	72

### HOME & LIFESTYLE

	Amazon Lockers	61
	The Bookish Type	88
	British Heart Foundation	49
	Chilli Shop	27
	Coral	28
	Dale Photographic	89
	Durham Bed Centre	58
	Hays Travel	56
	Home Bargains	52
	Leeds United Official Store	74
	Max Spielmann	66
	Merrion News	45
	Natural Born Cobblers	80
	NM Money	54
	Ryman	70
	St Gemma's Hospice	65
	The Green	53
	The Works	67
	Watch Hospital	79
	Wilko	37
	William Merritt, Shopmobility	48

### HOTEL & PARKING

	CitiPark Merrion Centre	11
	Ibis Styles Leeds City Centre Arena	

### CAFÉS

	Bubble Tea Café	35
	Burger King	12
	Caffé Nero	30
	Chatime	40
	Costa Merrion Way	6
	Costa Woodhouse Lane	39
	Frankster's	32
	Greggs Merrion Street	26
	Greggs Main Mall	77
	Hook & Line	7
	KFC	29
	Konga Coffee & Takeaway	23
	Morrisons Coffee Shop	42
	Salade	38
	Starbucks	2
	Sticky Sisters	13
	Union Square	5

### FASHION

	British Heart Foundation	49
	Leeds United Official Store	74
	Natural Born Cobblers	80
	Elite Pro Sports	59
	Select	68
	Shoe Zone	73
	St Gemma's Hospice	65
	The Bag Company	55
	Watch Hospital	79

### RESTAURANTS

	Arnold's Bar & Kitchen	17
	Bengal Brasserie	14
	Blue Sakura	15
	Bulgogi Grill	10
	Burger King	12
	Chopstix	47
	Domino's	19
	Frankster's	32
	Fuji Hiro	20
	KFC	29
	Mi's Noodles (Coming Soon)	4
	My Thai	21
	OBA Kitchen & Bar (Coming Soon)	22
	PizzaExpress	3
	Salade	38
	Sticky Sisters	13
	The Merchant	34
	Union Square	5

### BARS

	Arnold's Bar & Kitchen	17
	PRYZM	33
	The Key Club	25
	The Merchant	34
	Union Square	5

### HEALTH & BEAUTY

	Ambassador Barbering	86
	Barber AA	63
	Boots	43
	Holland & Barrett	76
	Inches	87
	JR's Gents Barbershop	46
	Just Men Barbers	24
	NHS Sexual Health Clinic	84
	PureGym	16
	Queen Nails	82
	Rude Studios	57
	Supercuts	78
	Superdrug	75
	Teisha Hair & Beauty Salon	48

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