

Accommodation

Ground Floor Sales	934 sq. ft	86.8 sq. m
Total	934 sq. ft	86.8 sq. m

Flexible Space Available: Retail & Leisure

To Let

**78 Merrion Centre,
Leeds**

Accommodation

The Unit occupies a prominent position fronting the busy Arena Way mall at the junction of the car park entrance. Nearby retailers include Boots, O2 and Home Bargains.

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

£30,000

Tenure

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

Rates

- Rateable Value: £23,250

- Rates Payable: £11,601

The Government have issued a 12-month business rates holiday for retail, hospitality & leisure businesses in England for the 2020 to 2021 tax year. **Please note:** Some uses are not covered & interested parties are to make their own enquiries with the local charging Authority)

Service Charge

The on account service charge budget for the current year (2020/21) is £8,330

Legal Costs

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

EPC Rating

C



For viewing and further information, contact



0113 222 1234

charles.newman@tcs-plc.co.uk
esme.briggs@tcs-plc.co.uk



0113 243 1133

www.fljtd.co.uk
louise.larking@fljtd.co.uk
maddy.wright@fljtd.co.uk



0113 244 0100

SHenderson@savills.com
JHowe@savills.com

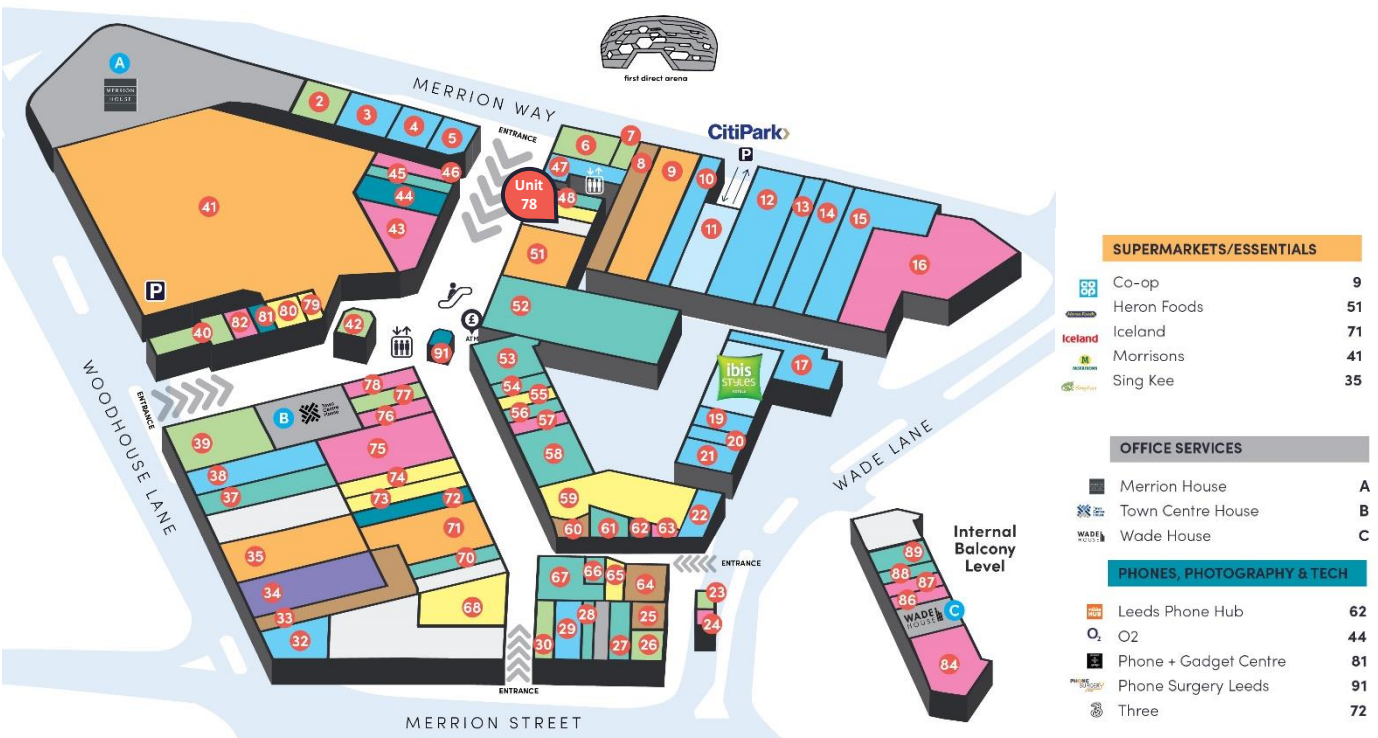
IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS
 These Particulars have been prepared & are intended only as a general outline for the guidance of intending purchasers & lessees. These Particulars are not intended to be & do not constitute, the whole or part of, an offer or contract. All descriptions, dimensions, references to condition & necessary permission for use and/or occupation & all other details & information are provided for guidance only & as a recipient of these Particulars, you must not rely on them, whether as statements, conditions, representations, warranties or otherwise. You must satisfy yourself as to the property & its suitability for your purposes by inspection, searches or otherwise. You agree that TCS, FLJ & Savills will provide no remedy in respect of the contents of these Particulars (except in the case of fraud). No person employed or engaged by TCS, FLJ & Savills has any authority to make or give any statement, condition, representation or warranty in relation to this property or otherwise. Unless otherwise stated, all prices & rents quoted are exclusive of VAT.
The date of these Particulars is February 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 16 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 bedrooomed ibis Styles Hotel with adjoining Arnold's Bar & Kitchen, 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.



HOME & LIFESTYLE		
amazon hub	Amazon Lockers	61
📖	The Bookish Type	88
🏠	British Heart Foundation	49
🛒	Chilli Shop	27
CORAL	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	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

An asset of

Town Centre Securities

tcs-plc.co.uk