

# Retail/Leisure Opportunity

## Accommodation

Prominent position on the Merrion Centre's main mall close to a variety of brands including Iceland, The Works, Blue Rinse, Superdrug and Sugarize

Unit comprises ground floor sales & first floor storage/staff amenity space and benefits from extensive full height glazing . Suitable for retail, leisure or alternative uses subject to planning

**Rent**  
On Application

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

**Rates**  
 - Rateable Value (2025/26): £68,000  
 - Rates Payable (2025/26): £37,400

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

**Service Charge**  
The on-account service charge budget for the year (2024/25) is **£66,376.55**

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

**EPC Rating**  
D



## Specification:

Ground Floor	4,885 sq. ft	454 sq. m
First Floor	2,423 sq. ft	225 sq. m
<b>Total</b>	<b>7,308 sq. ft</b>	<b>679 sq. m</b>

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



**merrion<sup>™</sup>  
centre**

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# To Let

16 - 18  
Merrion Centre,  
Leeds, LS2 8PJ



Carousel Bar



First direct Arena



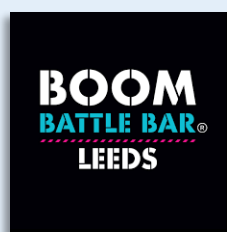
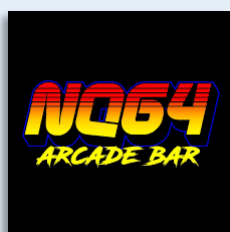
Junkyard Golf



Grand Theatre

## Join Us & Be Part of the Action!

By bringing your business to the Merrion Centre you'll be joining a thriving community of leading retail, leisure & entertainment operators in the immediate vicinity including...



An asset of



Town  
Centre  
Securities



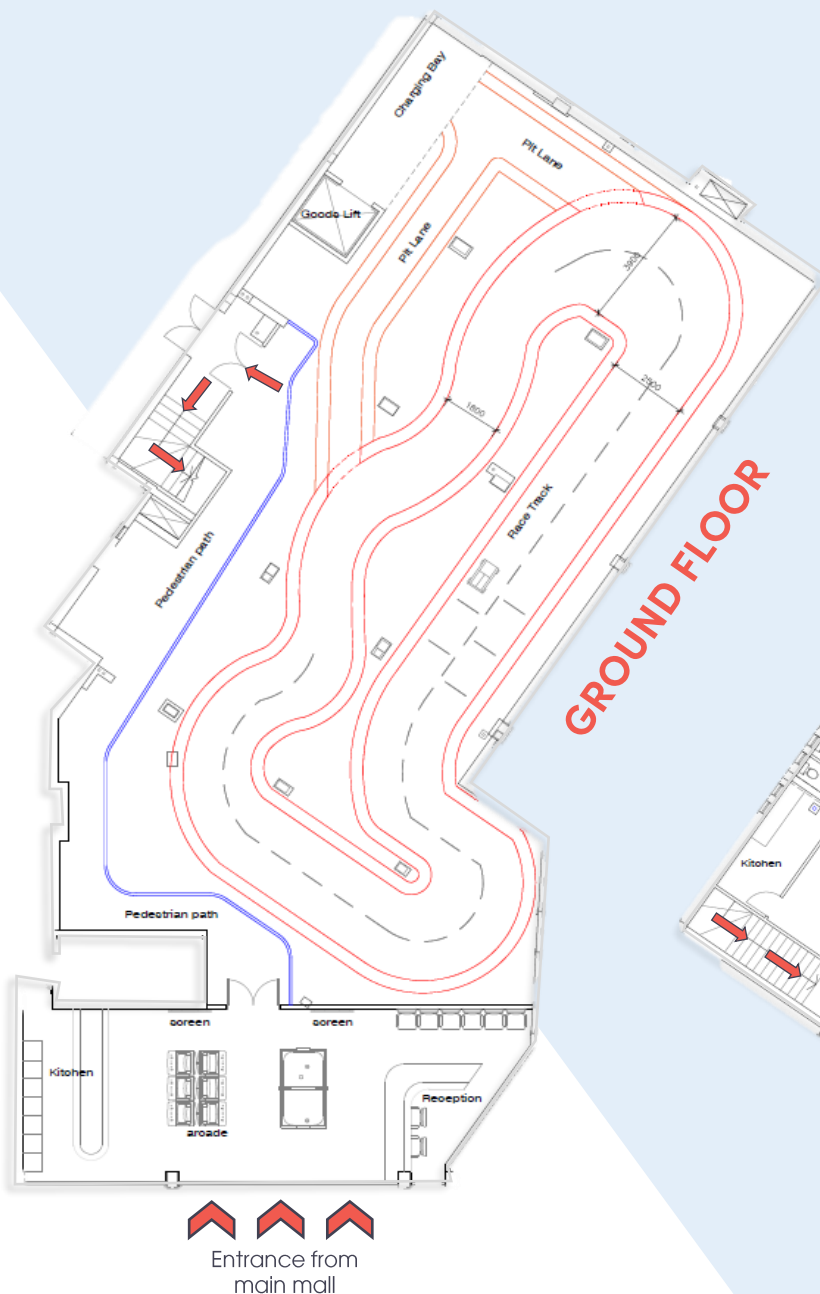


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**Please note:** Plans shown are 'as built' and for illustrative purposes only.

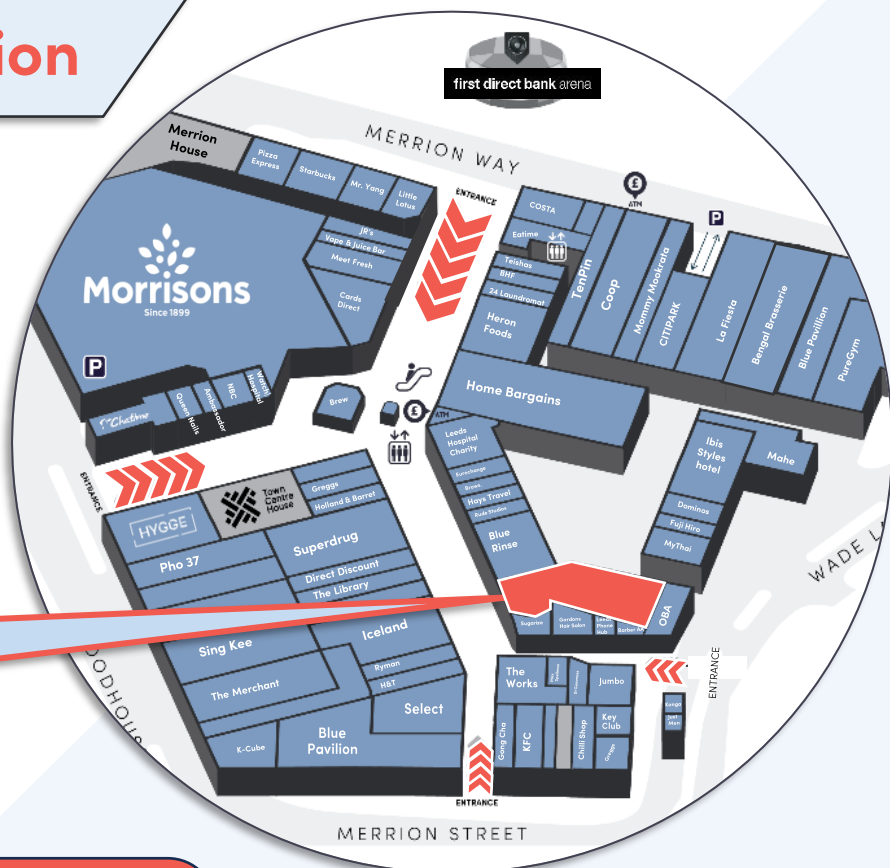
**Space to Thrive –  
Unlock Your Potential**

An asset of  
 **Town  
Centre  
Securities**

# A Prime Location



**merrion  
centre™**



**16-18  
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

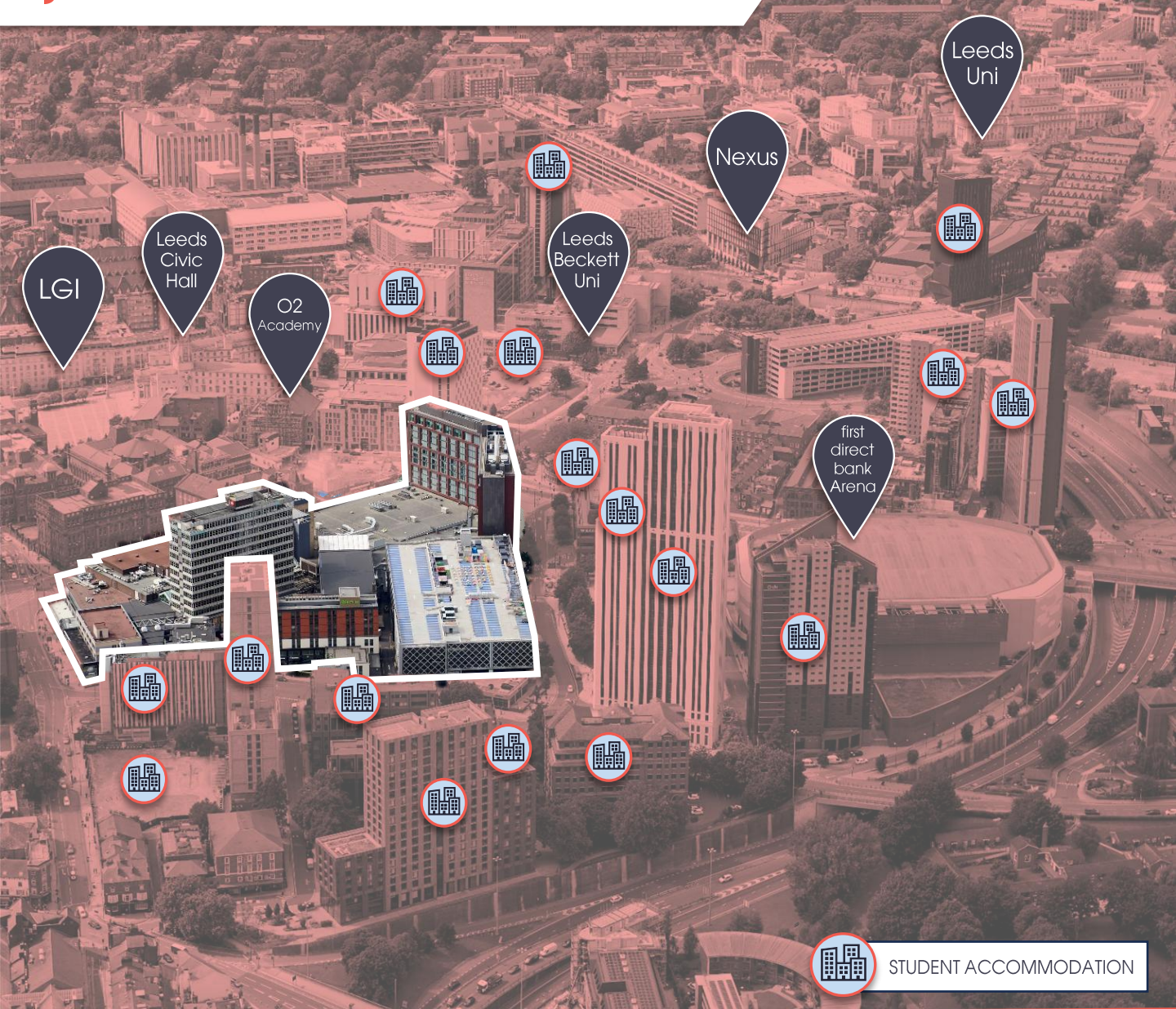


**13.5k Capacity**  
fd Arena directly  
adjacent

**A landmark location,  
A Prime Opportunity**



# Join us at the Merriion Centre



## Enquiries:



Town  
Centre  
Securities

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The date of these Particulars is October 2025