



**merrioncentre.co.uk**  
 f themerrioncentre @merrioncentre @merrioncentre

## 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 the local charging Authority)

**Service Charge**  
The on account service charge budget for the current year (2021/22) is **£6,210**

**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**



**0113 222 1234**

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



**0113 243 1133**

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



**0113 244 0100**

SHenderson@savills.com  
JHowe@savills.com

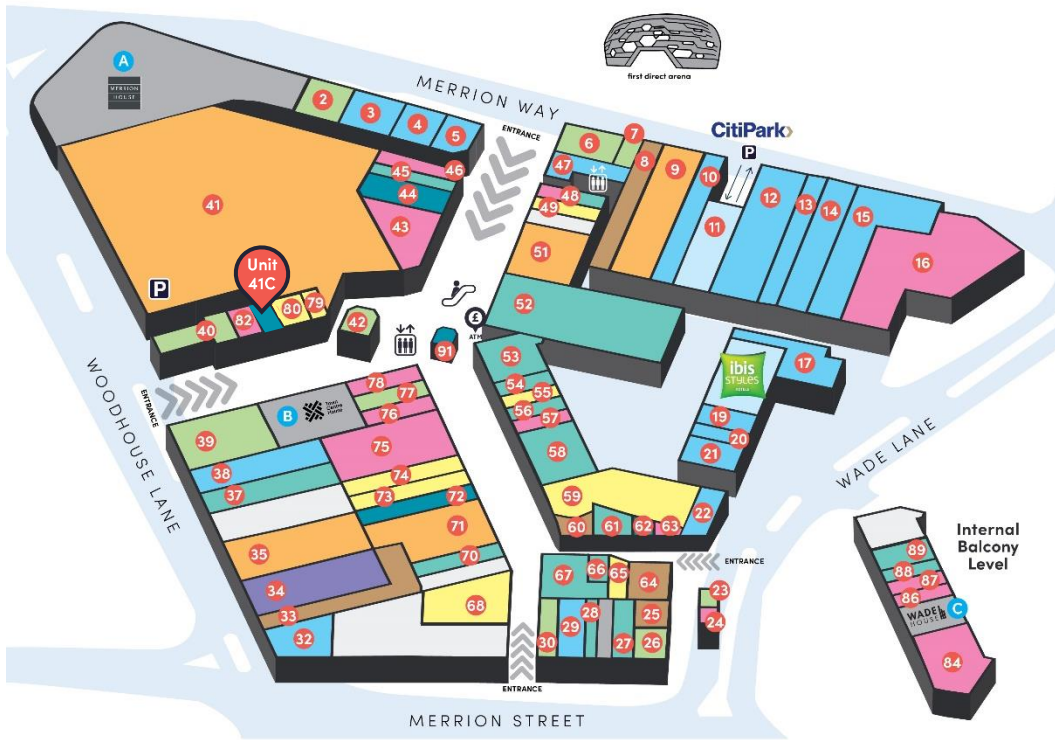
**IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS**  
 These Particulars have been prepared and are intended only as a general outline for the guidance of intending purchasers and lessees. These Particulars are not intended to be and do not constitute, the whole or part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permission for use and/or occupation and all other details and information are provided for guidance only and 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 and its suitability for your purposes by inspection, searches or otherwise. You agree that TCS and 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 and 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 and rents quoted are exclusive of VAT.  
 The date of these Particulars is October 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

An asset of



tcs-plc.co.uk