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Accommodation

Ground Floor	850 sq. ft	79 sq. m
Basement	606 sq. ft	56 sq. m
Total	1,456 sq. ft	135 sq. m

Flexible Space Available: Retail & Leisure

To Let

**41 Merrion Centre,
Leeds**

Accommodation

The property is situated in a prime position on the main mall close to Morrisons, Iceland, Home Bargains, Greggs, The Leeds United Club Store and Superdrug

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

£37,500

Tenure

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

Rates

- Rateable Value: £32,000

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 £7,174

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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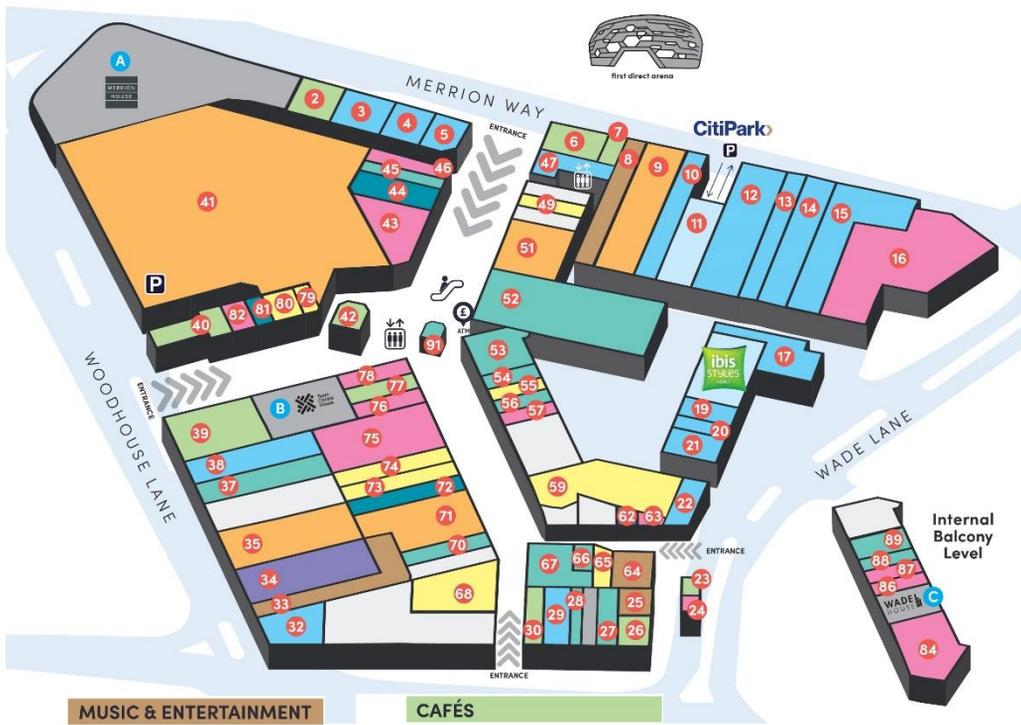
The Merrion Centre – A Prime Location in the heart of Leeds

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 bedrooomed 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.



MUSIC & ENTERTAINMENT

- Chilli Shop 27
- CORAL 28
- Hays Travel 56
- Jumbo Records 64
- PRYZM 33
- PureGym 16
- Tenpin 8
- The Bookish Type 88
- The Green 53
- The Key Club 25

RESTAURANTS

- Arnold's Bar & Kitchen 17
- Bengal Brasserie 14
- Blue Sakura 15
- Bulgogi Grill 10
- Burger King 12
- Chopstix 47
- Domino's (Coming Soon) 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 (Coming Soon) 38
- Sticky Sisters 13
- The Merchant 34
- Union Square 5

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 (Coming Soon) 38
- Starbucks 2
- Sticky Sisters 13
- Union Square 5

BARS

- Arnold's Bar & Kitchen 1
- PRYZM 33
- The Key Club 25
- The Merchant 34
- Union Square 5

SUPERMARKETS

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

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

PHONES & ACCESSORIES

- Leeds Phone Hub 62
- O2 44
- Phone + Gadget Centre 81
- Three 72

HOME & LIFESTYLE

- Amazon Hub 61
- British Heart Foundation 49
- Chilli Shop 27
- Coral 28
- Dale Photographic 89
- Daydreamers Flowers 91
- 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 Bookish Type 88
- The Green 53
- The Works 67
- Watch Hospital 79
- Wilko 37

FASHION

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

HOTEL & PARKING

- CitiPark Merrion Centre 11
- ibis Styles Leeds City Centre Arena

OFFICE SERVICES

- Merrion House A
- Town Centre House B
- Wade House C

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