



**merrion™
centre**

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To Let

41 Merrion Centre,
Leeds,
LS2 8PJ

Retail/Leisure Opportunity

Accommodation

Located in a **prominent corner position** within the busy Merrion Centre, Unit 41 offers **exceptional visibility** and **high footfall**, benefitting from its proximity to the main Woodhouse Lane entrance.

Situated **near key anchor tenants** including **Morrisons** and **Home Bargains**, the unit also benefits from its **close proximity to the first direct Arena** — drawing significant **additional footfall** during events.

Rent

£22,500 per annum

Tenure

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

Rates

- **Rateable Value (25/26): £25,750**
- **Rates Payable (25/26): £12,849.25**

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

Service Charge

The on-account service charge budget for the year (2024/25) is **£9,121.09**

Legal Costs

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

EPC Rating

C



Specification:

Ground Floor Sales	850 sq. ft	79 sq. m
Total	850 sq. ft	79 sq. m

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

An asset of



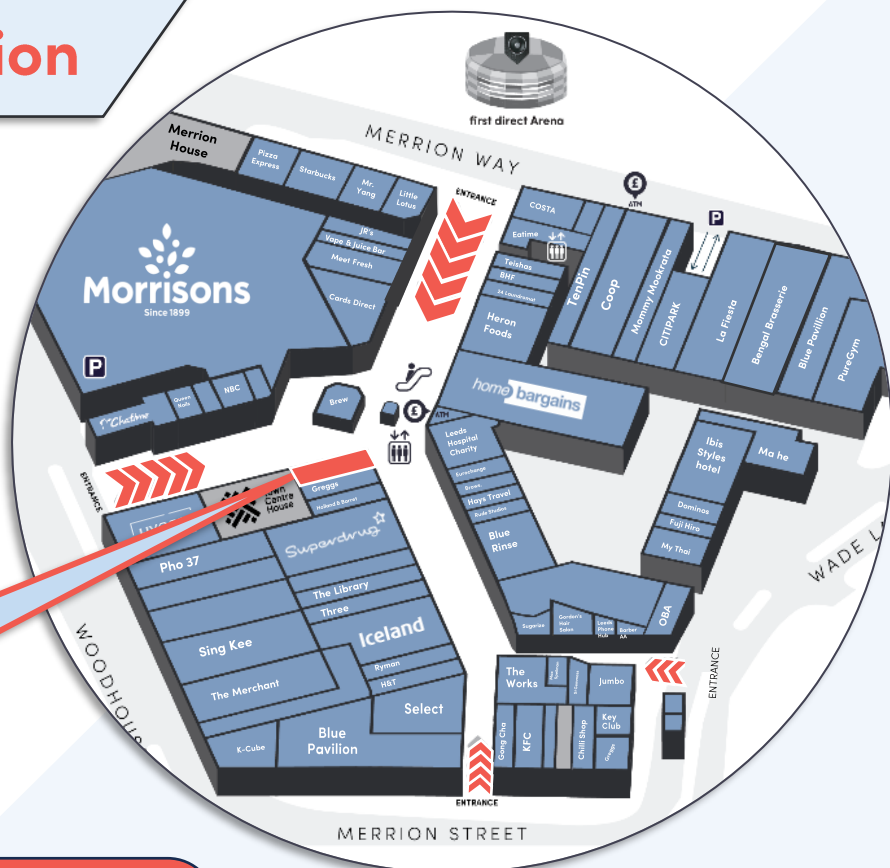
**Town
Centre
Securities**

Updated: 11/06/2025

A Prime Location



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**41
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

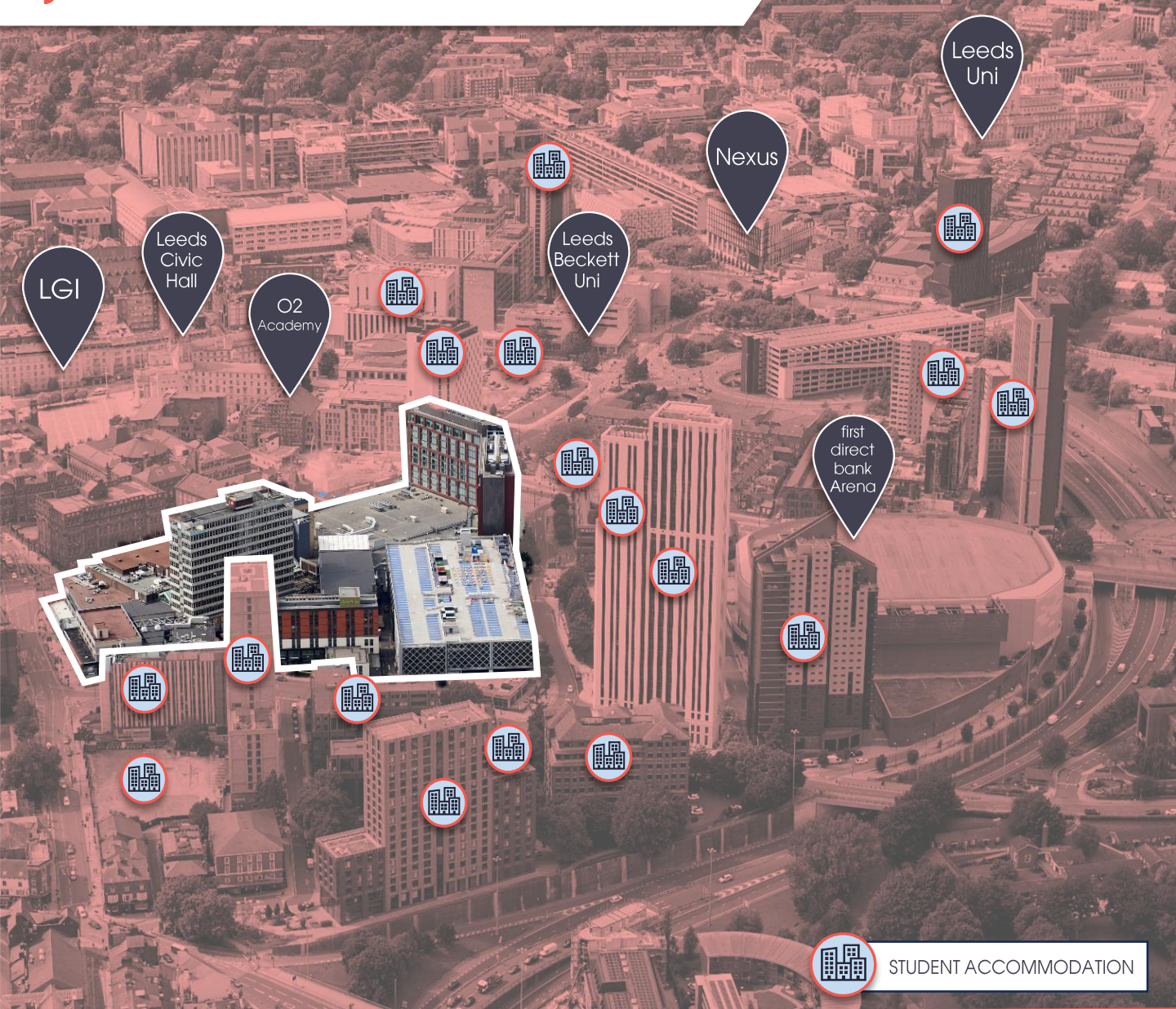
internal visitors at the
Merrion Centre in 2024



13.5k Capacity
fd Arena directly
adjacent

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Join us at the Merriion Centre



Enquiries:



Town
Centre
Securities

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IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

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The date of these Particulars is August 2025