

Accommodation

Ground Floor Sales	322 sq. ft	29.9 sq. m
Total	322 sq. ft	29.9 sq. m

Retail Space Available

To Let

Kiosk 1 Merrion Centre, Leeds



Accommodation

The kiosk is positioned in a prime central location within the centre. Nearby tenants include, Morrison's, Boots, Home Bargains and Greggs. The unit has surround full height glazing and is noticeable from all entrances.

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

£18,000

Tenure

Available to let on an effective full repairing & Insuring Lease, on terms to be agreed

Rates

- Rateable Value: £9,200

- Rates Payable: £4,590

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 £2,874

Legal Costs

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

EPC Rating

D



For viewing and further information, contact



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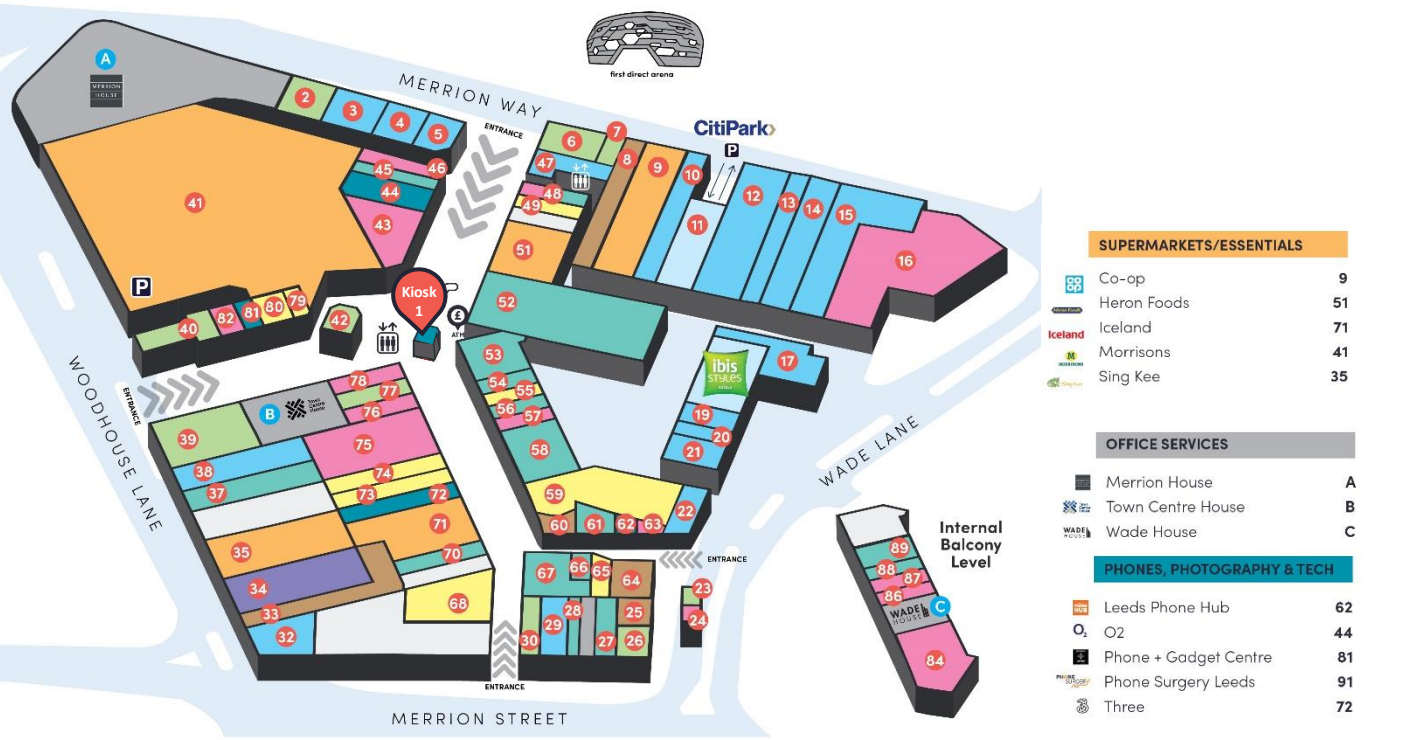
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The date of these Particulars is February 2021

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.**



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 + Gadget Centre	81
Phone Surgery Leeds	91
Three	72

HOME & LIFESTYLE

Amazon Hub	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	CitiPark Merrion Centre	11
Ibis Styles	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

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