

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): £37,740

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 **£65,393**

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
Total	7,308 sq. ft	679 sq. m

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



**merrionTM
centre**

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To Let

16 - 18

Merrion Centre,
Leeds, LS2 8PJ



Carousel Bar



First direct Arena



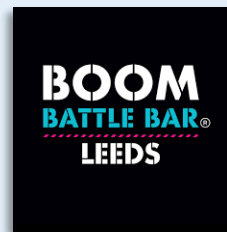
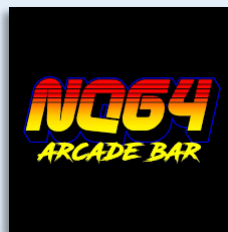
Junkyard Golf



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

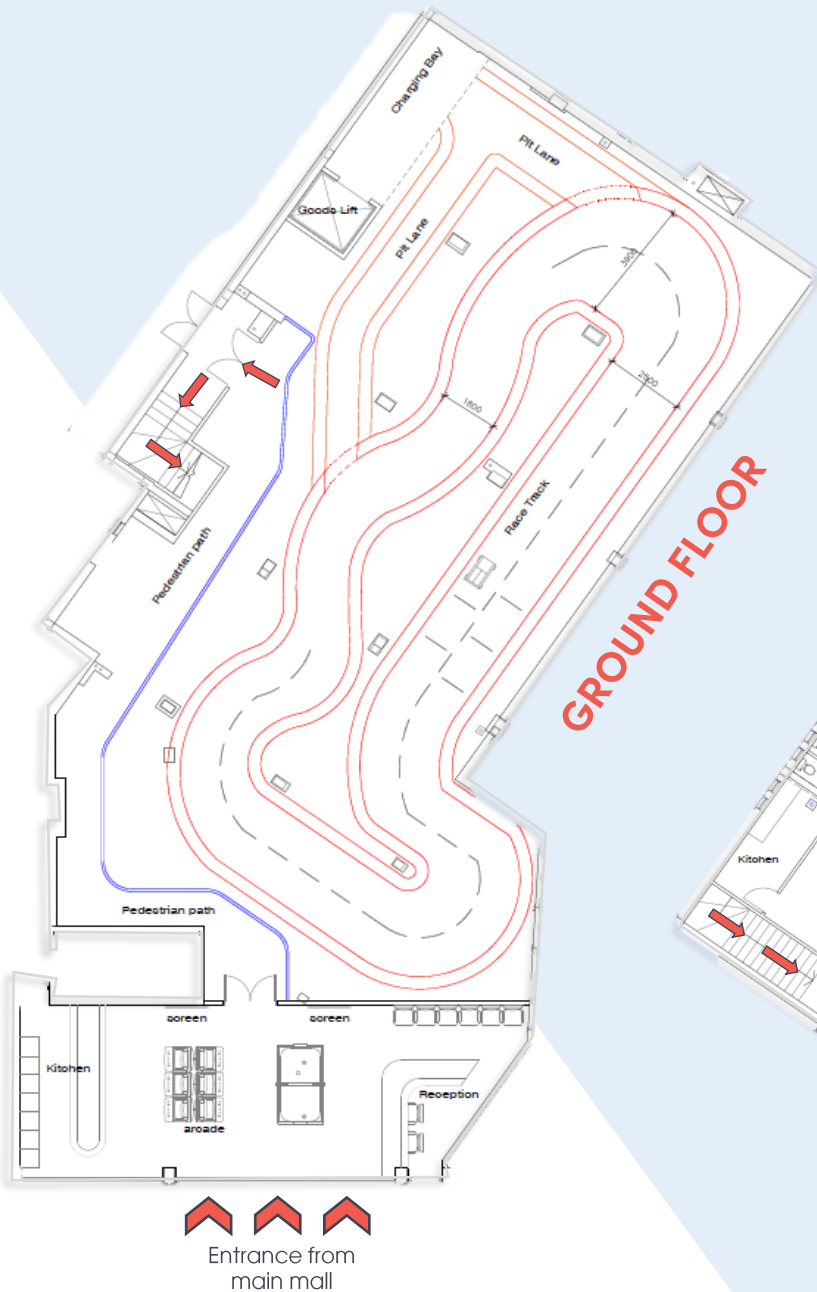


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GROUND FLOOR



FIRST FLOOR

Specification:

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

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

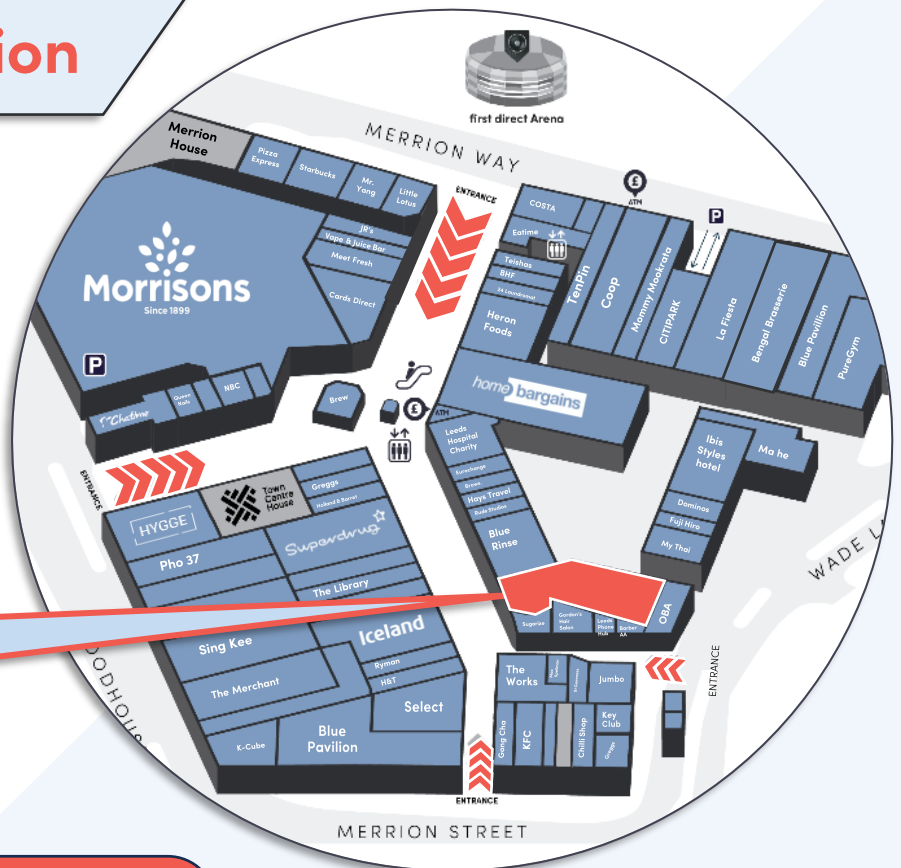
**Space to Thrive –
Unlock Your Potential**

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

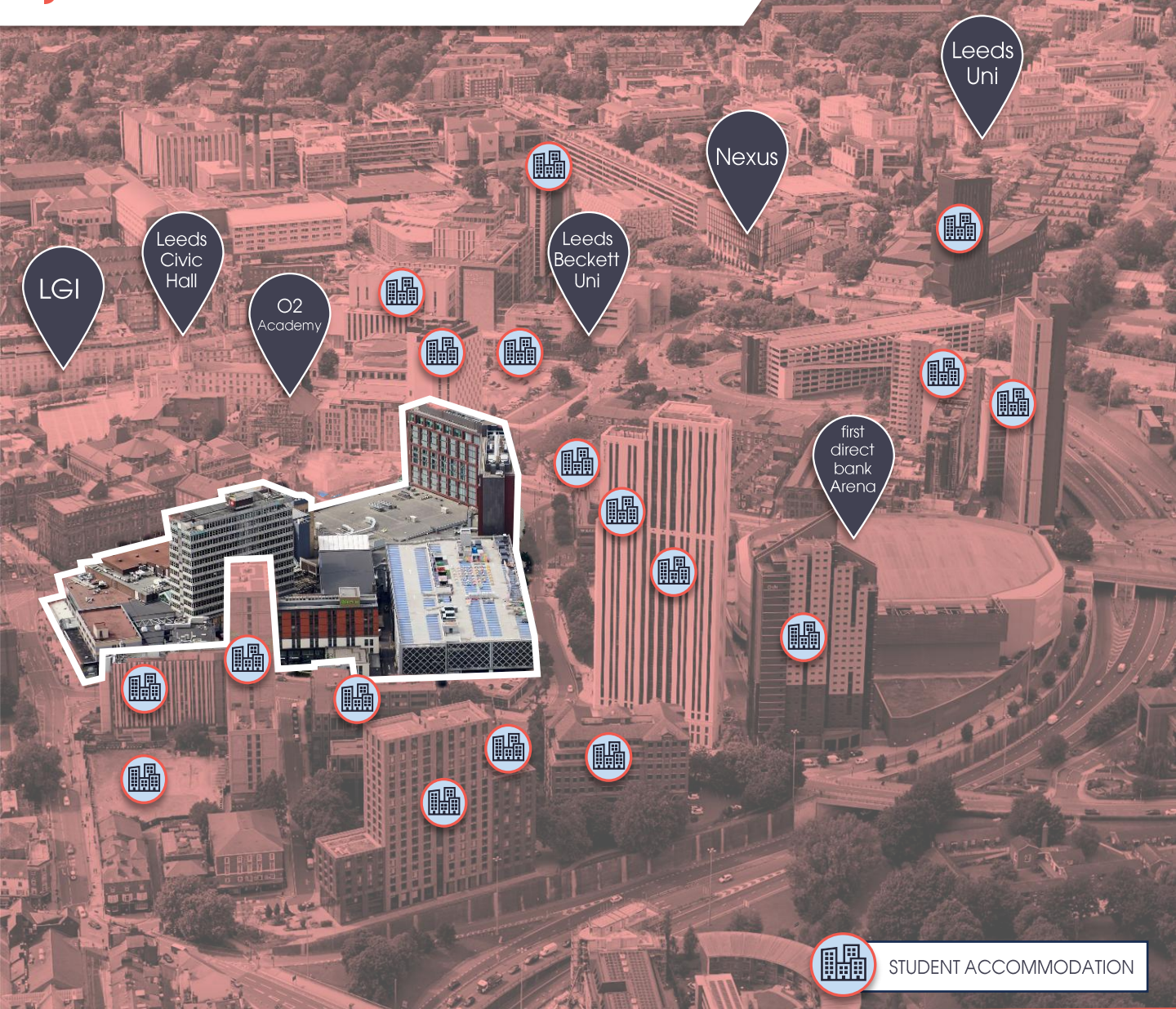
internal visitors at the
Merrion Centre in 2024



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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IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

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The date of these Particulars is August 2025