

## Accommodation

Ground Floor	1,459 sq. ft	136 sq. m
Basement	774 sq. ft	72 sq. m
<b>Total</b>	<b>2,233 sq. ft</b>	<b>208 sq. m</b>

# Leisure/Retail Space

## To Let

**15 Merrion Centre,  
Leeds**

### Accommodation

The property is situated in a prime position near the main entrance, off Merrion Street, and close to Iceland, The Works, Ryman, the Leeds Rhinos Store and the Leeds United Club Store.

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

Upon Application

### Tenure

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

### Rates

- Rateable Value: £37,750
- Rates Payable: £18,837

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 £16,478

### Legal Costs

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

### EPC Rating

E



**For viewing and further information, contact**



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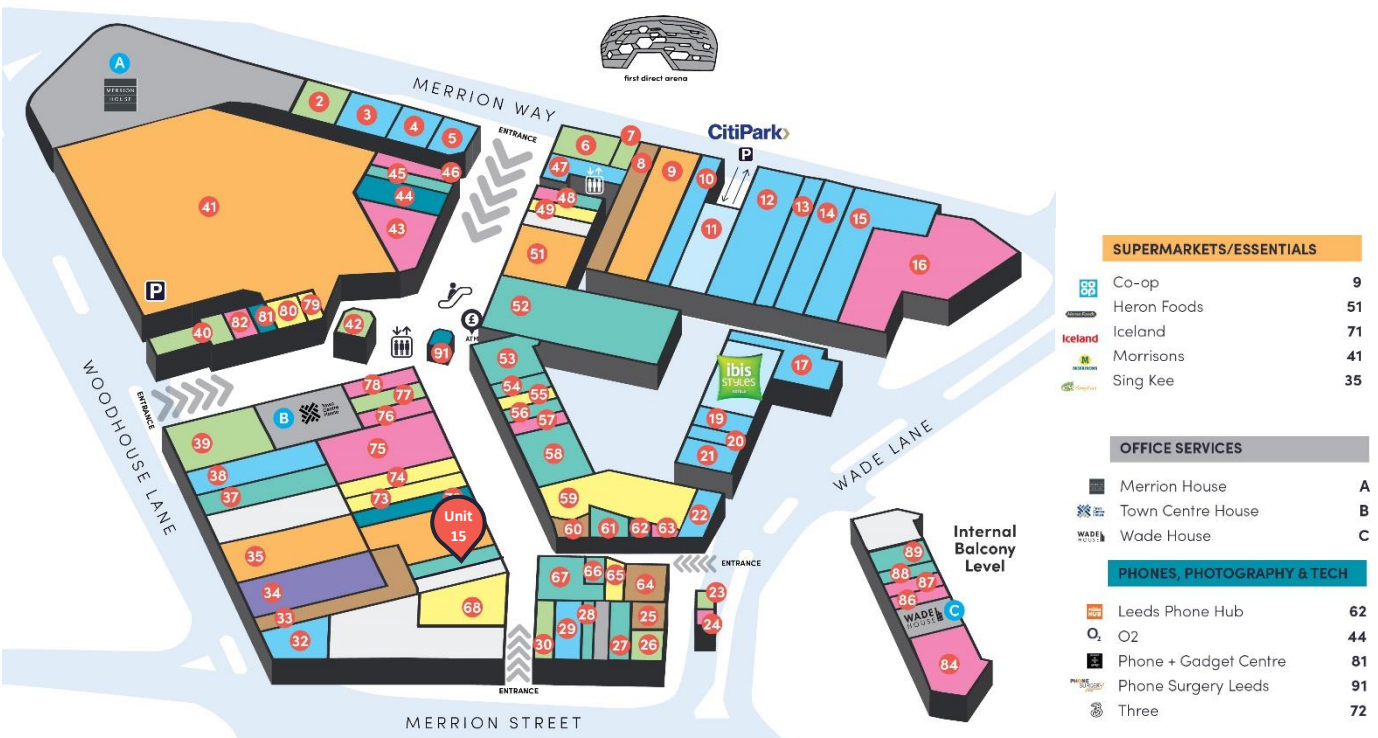
**IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS**  
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**The date of these Particulars is February 2021.**

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	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 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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