



merrioncentre.co.uk
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Accommodation (dual frontage)

| | | |
|--------------|---------------------|------------------|
| Ground Floor | 2,527 sq. ft | 235 sq. m |
| Basement | 1,152 sq. ft | 107 sq. m |
| Total | 3,679 sq. ft | 342 sq. m |

Leisure/Retail Space

To Let

**20-26 Merrion Centre,
Leeds**

Accommodation

The property is situated in a prime central position on the main mall opposite Iceland, The Leeds United Club Store & Superdrug. It is also alongside Hays Travel, Home Bargains & the Leeds.

The unit benefits from an extensive fully glazed shop front with roller shutters & benefits from staff amenities including a disabled w.c & basement storage area.



Rent
£60,000

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

Rates
- Rateable Value: £65,500
- Rates Payable: £33,536

You may be eligible for a retail discount under the governments business rates relief 2021/2022' please check with your the local charging Authority)

Service Charge
The on account service charge budget for the current year (2021/22) is £27,700

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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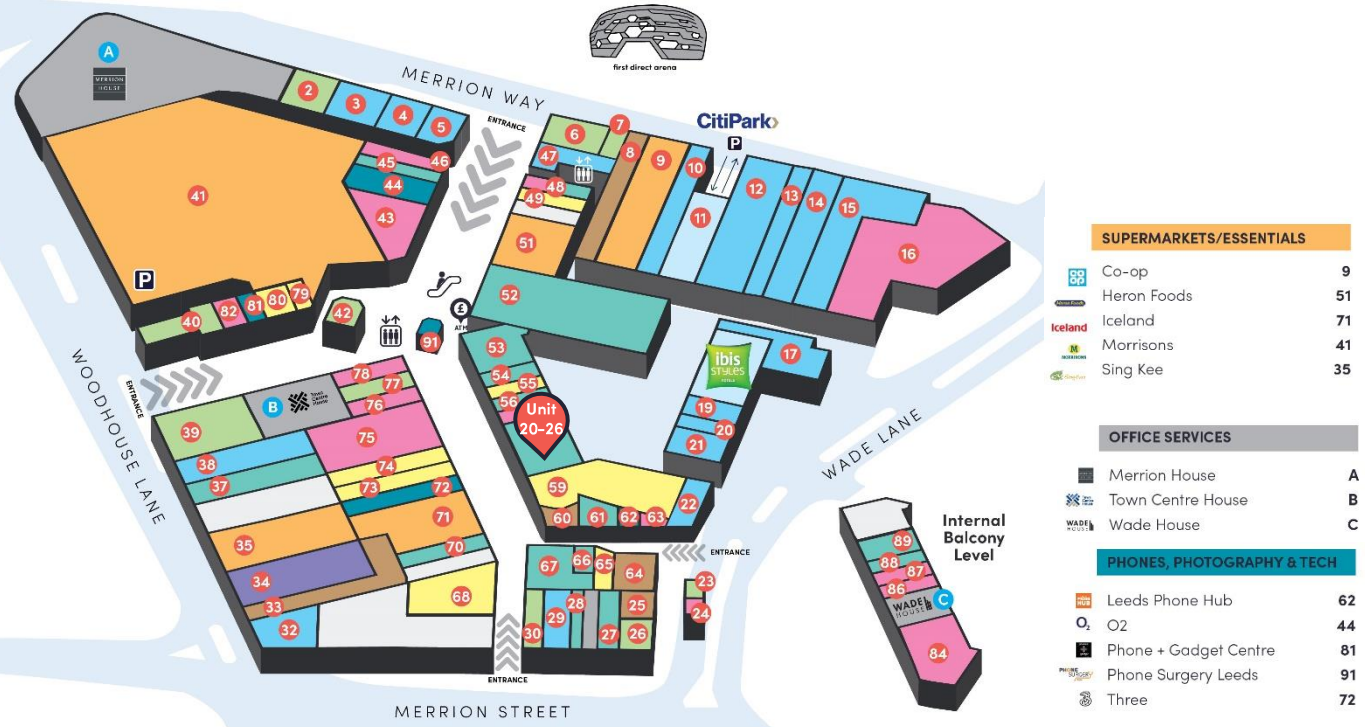
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The date of these Particulars is June 2021.

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 | Dale Photographic | 89 |
| Hays Travel | | 56 |
| Home Bargains | | 52 |
| Leeds United Official Store | | 74 |
| Max Spielmann | | 66 |
| Merrion News | | 45 |
| Natural Born Cobblers | | 80 |
| NMONEY | NM Money | 54 |
| Ryman | | 70 |
| St Gemma's Hospice | | 65 |
| The Green | | 53 |
| The Works | | 67 |
| Watch Hospital | | 79 |
| wilko | Wilko | 37 |
| William Merritt, Shoptmobility | | 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 | 50 |
| 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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