

Be part of the ARENA Q^{TR}

arenaquarter.com  

Accommodation

Total 1,115 sq. ft 103.5 sq.m

Leisure/Retail Space

To Let

74, Merrion Street
Merrion Centre,
Leeds, LS2 8BT

Accommodation

The property is situated in a prime external position on Merrion Street close to the main entrance of the Merrion Centre.

Nearby tenants include The Chilli Shop, KFC & Greggs.

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
£45,000 p.a

Tenure

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

Rates

- Rateable Value: £44,500
- Rates Payable: £22,784

You may be eligible for a retail discount under the governments business rates relief 2021/2022. Please check with the local charging authority

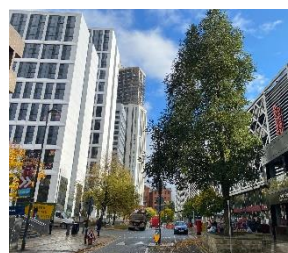
Service Charge

The on account service charge budget for the current year (2021/22) is £6,786

Legal Costs

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

EPC Rating
E



For viewing and further information, contact



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The date of these Particulars is October 2021.

A Prime Location in the heart of Leeds

The Arena Qtr is located In the heart of Leeds and **adjacent to 13.5k capacity first direct Arena.**

With an abundance of **student accommodation** and **offices within the immediate vicinity** (including Merriion House which home to over **2200 Leeds City Council employees** and a customer facing One Stop facility), it is fast becoming one of **the busiest destinations in Leeds.**

In addition, it's location **envelops a busy shopping centre** (the Merriion Centre, which welcomes over 11.2 million internal customers per year*) and a **state of the art 1,000 space CitiPark car park**, which further enhances visitor numbers to the Arena Qtr's day time offering.

Current occupiers within the Arena Qtr include a **134 bedroomed ibis Styles Hotel**, along with several other high end bars, restaurants and nightclubs (including PizzaExpress, Tenpin, Bengal Brasserie, Starbucks, Union Square, My Thai, Blue Sakura, Bulgogi Grill & PRYZM).

Restaurants

	PizzaExpress	3
	Mi's Noodles	4
	Union Square	5
	Bulgogi Grill	10
	Burger King	12
	Sticky Sisters	13
	Bengal Brasserie	14
	Blue Sakura	15
	Arnold's Bar & Kitchen	17
	Domino's	19
	Fuji Hiro	20
	My Thai	21
	OBA Kitchen	22
	KFC	30
	Frankster's	33

Bars

	Union Square	5
	Arnold's Bar & Kitchen	17
	The Key Club	26
	PRYZM	34
	The Merchant	35

Cafes

	Starbucks	2
	Costa	6
	Hook & Line	7
	Burger King	12
	Sticky Sisters	13
	Domino's	19
	Konga Coffee	23
	Greggs	27
	KFC	30
	Cafe Nero	31
	Frankster's	33
	Bubble Tea	36
	Chatime	40

Hotel and Parking

	CitiPark	11
	ibis Styles Leeds Arena	18

Music & Entertainment

	Tenpin	8
	PureGym	16
	Jumbo Records	25
	The Key Club	26
	PRYZM	34

Lifestyle

	Co-op	9
	Just Men Barbers	24
	Chilli Shop	28
	Sing Kee	36
	Wilko	38

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