



**merrion  
centre**

**merrioncentre.co.uk**

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## 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 to the mall close to Iceland, The Works, Ryman, 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

£50,000

### Tenure

Available to let on a full repairing and Insuring Lease, on terms to be agreed

### Rates

- Rateable Value: £37,750

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 and professional costs incurred in this transaction.

### EPC Rating

E



**For viewing and further information, contact**



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# The Merrion Centre – A Prime Location in the heart of Leeds

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 11.2 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 bedroomed ibis Styles Hotel** with adjoining Arnold's restaurant and bar, 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.



## HOME & LIFESTYLE

|                             |                             |    |
|-----------------------------|-----------------------------|----|
| amazon                      | Amazon Hub                  | 61 |
| British Heart Foundation    | British Heart Foundation    | 49 |
| Chilli Shop                 | Chilli Shop                 | 27 |
| CORAL                       | Coral                       | 28 |
| Dale                        | Dale Photographic           | 89 |
| Daydreamers Flowers         | Daydreamers Flowers         | 91 |
| Hays Travel                 | Hays Travel                 | 56 |
| Home Bargains               | Home Bargains               | 52 |
| Leeds United Official Store | Leeds United Official Store | 74 |
| Max Spielmann               | Max Spielmann               | 66 |
| Merrion News                | Merrion News                | 45 |
| Natural Born Cobblers       | Natural Born Cobblers       | 80 |
| NM Money                    | NM Money                    | 54 |
| Ryman                       | Ryman                       | 70 |
| St Gemma's Hospice          | St Gemma's Hospice          | 65 |
| The Bookish Type            | The Bookish Type            | 88 |
| The Green                   | The Green                   | 53 |
| The Works                   | The Works                   | 67 |
| Watch Hospital              | Watch Hospital              | 79 |
| wilko                       | Wilko                       | 37 |

## FASHION

|                             |                             |    |
|-----------------------------|-----------------------------|----|
| British Heart Foundation    | British Heart Foundation    | 49 |
| Leeds United Official Store | Leeds United Official Store | 74 |
| Natural Born Cobblers       | Natural Born Cobblers       | 80 |
| Select                      | Select                      | 68 |
| Shoe Zone                   | Shoe Zone                   | 73 |
| St Gemma's Hospice          | St Gemma's Hospice          | 65 |
| The Bag Company             | The Bag Company             | 55 |
| Watch Hospital              | Watch Hospital              | 79 |

## HOTEL & PARKING

|                                     |                                     |    |
|-------------------------------------|-------------------------------------|----|
| CitiPark                            | CitiPark Merrion Centre             | 11 |
| ibis Styles Leeds City Centre Arena | ibis Styles Leeds City Centre Arena |    |

## OFFICE SERVICES

|                   |                   |   |
|-------------------|-------------------|---|
| Merrion House     | Merrion House     | A |
| Town Centre House | Town Centre House | B |
| Wade House        | Wade House        | C |

## MUSIC & ENTERTAINMENT

|                  |    |
|------------------|----|
| Chilli Shop      | 27 |
| CORAL            | 28 |
| Hays Travel      | 56 |
| Jumbo Records    | 64 |
| PRYZM            | 33 |
| PureGym          | 16 |
| Tenpin           | 8  |
| The Bookish Type | 88 |
| The Green        | 53 |
| The Key Club     | 25 |

## RESTAURANTS

|                                 |    |
|---------------------------------|----|
| Arnold's Bar & Kitchen          | 17 |
| Bengal Brasserie                | 14 |
| Blue Sakura                     | 15 |
| Bulgogi Grill                   | 10 |
| Burger King                     | 12 |
| Chopstix                        | 47 |
| Domino's (Coming Soon)          | 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 (Coming Soon)            | 38 |
| Sticky Sisters                  | 13 |
| The Merchant                    | 34 |
| Union Square                    | 5  |

## 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 (Coming Soon)    | 38 |
| Starbucks               | 2  |
| Sticky Sisters          | 13 |
| Union Square            | 5  |

## BARS

|                        |    |
|------------------------|----|
| Arnold's Bar & Kitchen | 1  |
| PRYZM                  | 33 |
| The Key Club           | 25 |
| The Merchant           | 34 |
| Union Square           | 5  |

## SUPERMARKETS

|             |    |
|-------------|----|
| Co-op       | 9  |
| Heron Foods | 51 |
| Iceland     | 71 |
| Morrisons   | 41 |
| Sing Kee    | 35 |

## 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 |

## PHONES & ACCESSORIES

|                       |    |
|-----------------------|----|
| Leeds Phone Hub       | 62 |
| O2                    | 44 |
| Phone + Gadget Centre | 81 |
| Three                 | 72 |

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