



**merrioncentre.co.uk**  
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## Accommodation

|                    |                   |                   |
|--------------------|-------------------|-------------------|
| Ground Floor Sales | 414 sq. ft        | 38.5 sq. m        |
| <b>Total</b>       | <b>414 sq. ft</b> | <b>38.5 sq. m</b> |

# Retail / Leisure Space Available

## To Let

**Kiosk 12-14**  
**Merrion Centre, Leeds**

### Accommodation

This premises is part of the new Wade Lane refurbishment, nearby retailers include Jumbo Records, Iceland, The Works, and Max Spielman. Ibis styles Hotel also sits within close proximity.

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

### Rates

- Rateable Value: £9,200
- Rates Payable: £4,590

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

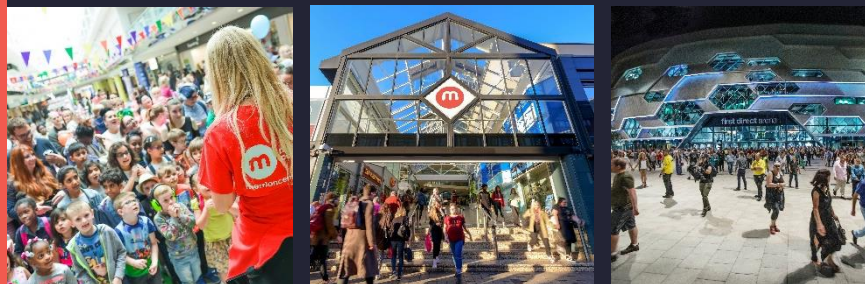
The on account service charge budget for the current year (2020/21) is £3,695

### Legal Costs

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

### EPC Rating

C



**For viewing and further information, contact**



**Town Centre Securities**

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**The date of these Particulars is February 2021.**



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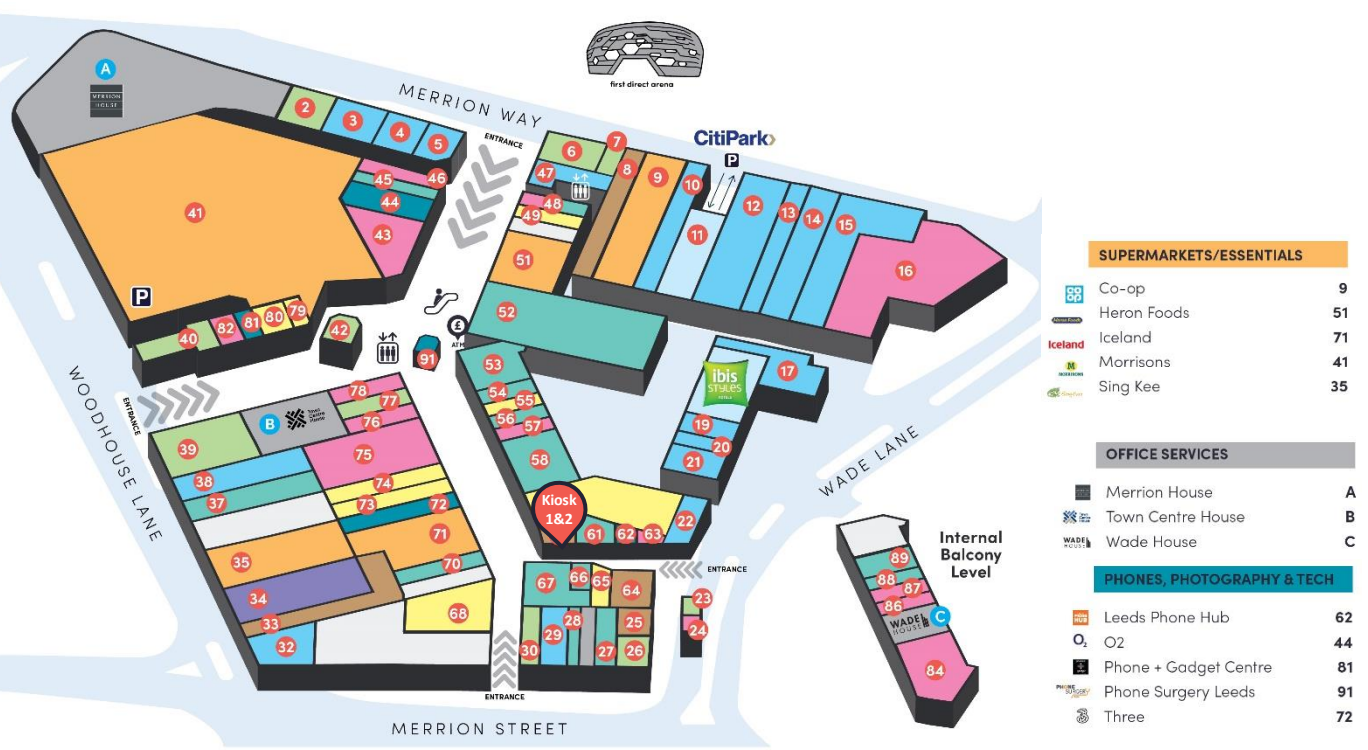
# A Prime Location in the heart of Leeds

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.



### 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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