



**merrion
centre**

merrioncentre.co.uk

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Accommodation

Total

1,115 sq. ft

103.5 sq. m

Flexible Space Available: Retail & Leisure

To Let

**74 Merrion Street,
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 KFC, The Chilli Shop, Gong Cha Bubble Tea & 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

Upon application

Tenure

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

Rates

- Rateable Value (2023/24): £36,250

- Rates Payable (2023/24): £18,560

You may be eligible for a retail discount under the governments business rates relief 2022/2023. Please check with the local charging authority

Service Charge

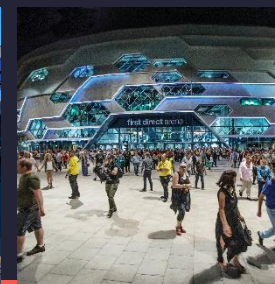
The on-account service charge budget for the current year (2023/24) is £7,412.84

Legal Costs

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

EPC Rating

D



For viewing and further information, contact



**Town
Centre
Securities**

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IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS
These Particulars have been prepared & are intended only as a general outline for the guidance of intending purchasers & lessees. These Particulars are not intended to be & do not constitute, the whole or part of, an offer or contract. All descriptions, dimensions, references to condition & necessary permission for use and/or occupation & all other details & information are provided for guidance only & as a recipient of these Particulars, you must not rely on them, whether as statements, conditions, representations, warranties or otherwise. You must satisfy yourself as to the property & its suitability for your purposes by inspection, searches or otherwise. You agree that TCS, FLJ & Savills will provide no remedy in respect of the contents of these Particulars (except in the case of fraud). No person employed or engaged by TCS, FLJ & Savills has any authority to make or give any statement, condition, representation or warranty in relation to this property or otherwise. Unless otherwise stated, all prices & rents quoted are exclusive of VAT.

The date of these Particulars is October 2023.

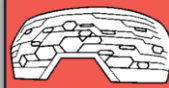


 **4 Universities** on main route (by foot) into the city
with **+80,000 students**
living within a 15 min walk
(**& more anticipated!**)

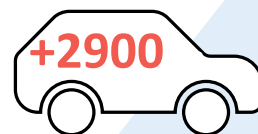


+8.2m

internal visitors at the
Merrion Centre in 2022

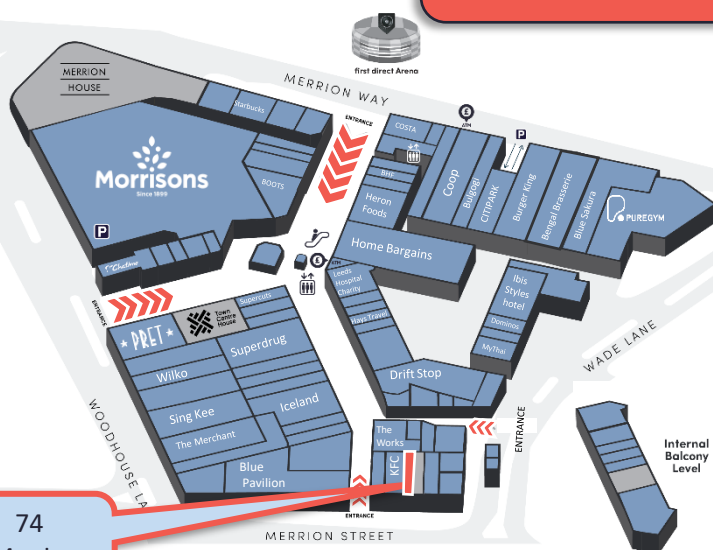


13.5k Capacity
fd Arena directly adjacent



+2900

car parking spaces
nearby including
on-site CitiPark



8,372 Existing apartments
within the immediate vicinity

With a further
5,000
on-site or in the pipeline



Capacity for **2200+** LCC employees
in Merrion House

74
Merrion
Street

An asset of



**Town
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Securities**
tcs-plc.co.uk

To see full details of where to
'Shop, Eat, Drink & Be Merrion'
at the Merrion Centre please visit our website



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