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Accommodation

Ground Floor	2,263 sq. ft	210.2 sq. m
Basement	1,130 sq. ft	105 sq. m
Total	3,393 sq. ft	315.2 sq. m

Flexible Space Available: Retail & Leisure

To Let

**36-40 Merrion Centre,
Leeds**

Accommodation

The property is situated in a prime position on the main mall close to Morrison's, Iceland, Hays Travel, Home Bargains, The Leeds United Club Store and Superdrug

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

£75,000

Tenure

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

Rates

- Rateable Value: £59,000

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 £23,858

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



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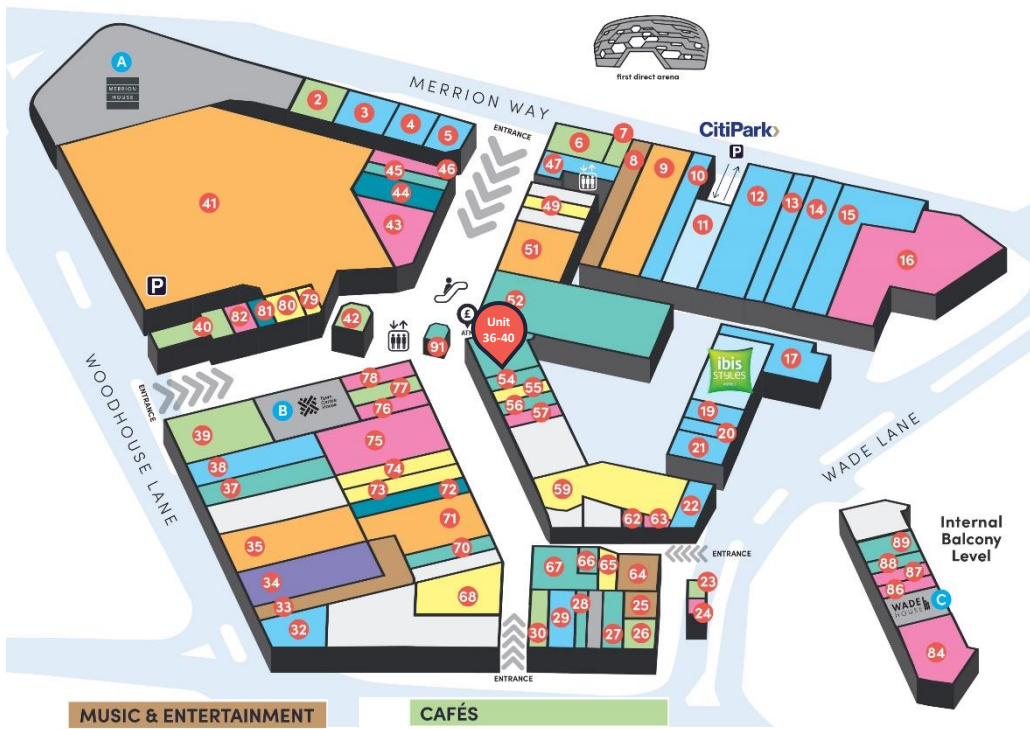
The Merrion Centre – A Prime Location in the heart of Leeds

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 bedrooomed 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 Hub	61
British Heart Foundation	49
Chilli Shop	27
Coral	28
Dale Photographic	89
Daydreamers Flowers	91
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 Bookish Type	88
The Green	53
The Works	67
Watch Hospital	79
Wilko	37

FASHION

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

HOTEL & PARKING

CitiPark Merrion Centre	11
ibis Styles Leeds City Centre Arena	

OFFICE SERVICES

Merrion House	A
Town Centre House	B
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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