



**merrion  
centre™**

**merrioncentre.co.uk**  
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# To Let

Unit 13,  
Merrion Centre,  
Leeds, LS2 8PJ

# Retail Opportunity

## Accommodation

Discover this **prime opportunity** on the **main, busiest entrance** to the Merrion Centre. This exceptional space offers **excellent visibility**, featuring **glazed return frontages** and **easy access** ensuring a prestigious presence on the main mall for your business.

Other brands on your doorstep include **The Works**, **H&T** and **Ryman** making it an ideal location for any business looking to thrive.

### Rent

Upon application

### Tenure

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

### Rates

- **Rateable Value (2024/25): £32,250**

- **Rates Payable (2024/25): £16,093**

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

### Service Charge

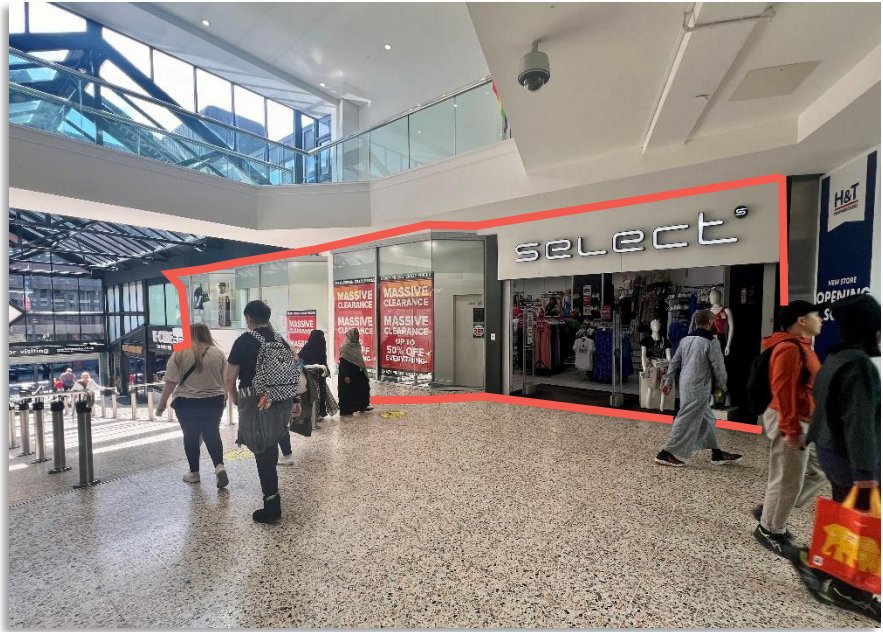
The on-account service charge budget for the year (2024/25) is **£39,896.05**

### Legal Costs

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

### EPC Rating

D



## Unit specification:

**Total    3,812 sq. ft    354.15 sq. m**

**There's never been a better time to  
shop, eat, drink & be Merrion!**

An asset of



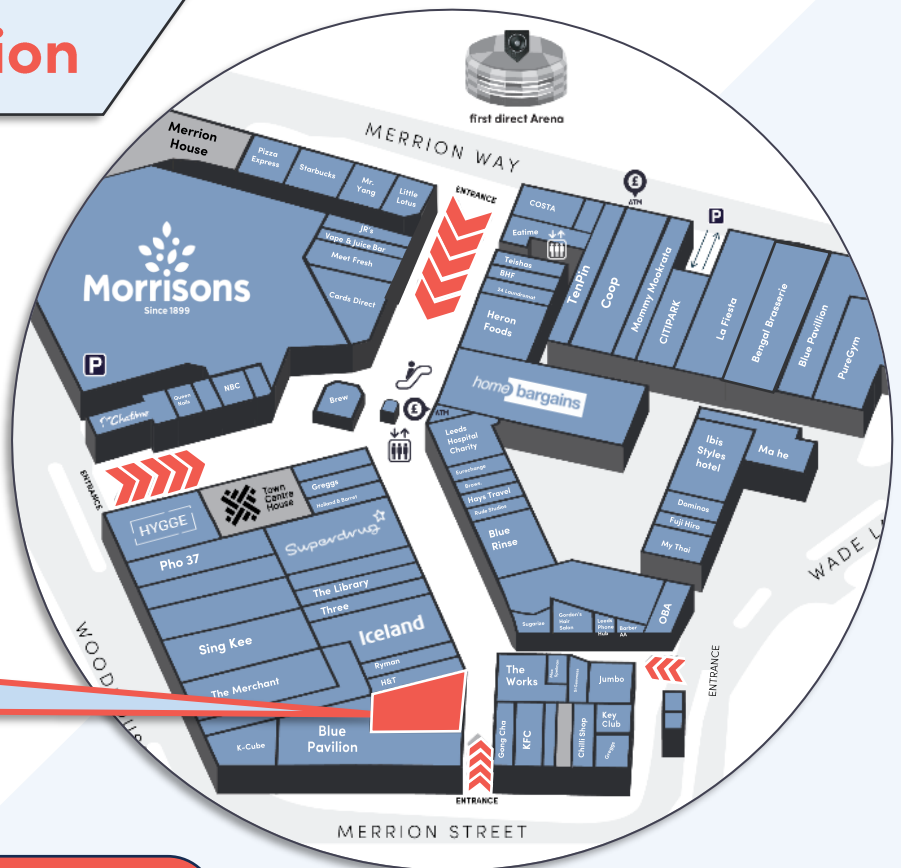
Updated: 20/08/2025

# A Prime Location



**merrion  
centre**<sup>TM</sup>

**13  
Merrion  
Centre**



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



**8,372** Existing  
apartments within **the**  
immediate vicinity

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

**+2900**



car parking spaces  
nearby including  
**on-site CitiPark**



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



Just **265m** from **LGI** which plans  
an **additional 94,000 m2** of  
facilities including **£9.5m** adult  
hospital & site for **new Leeds  
Children's Hospital**



**+9m**

internal visitors at the  
Merrion Centre in 2024

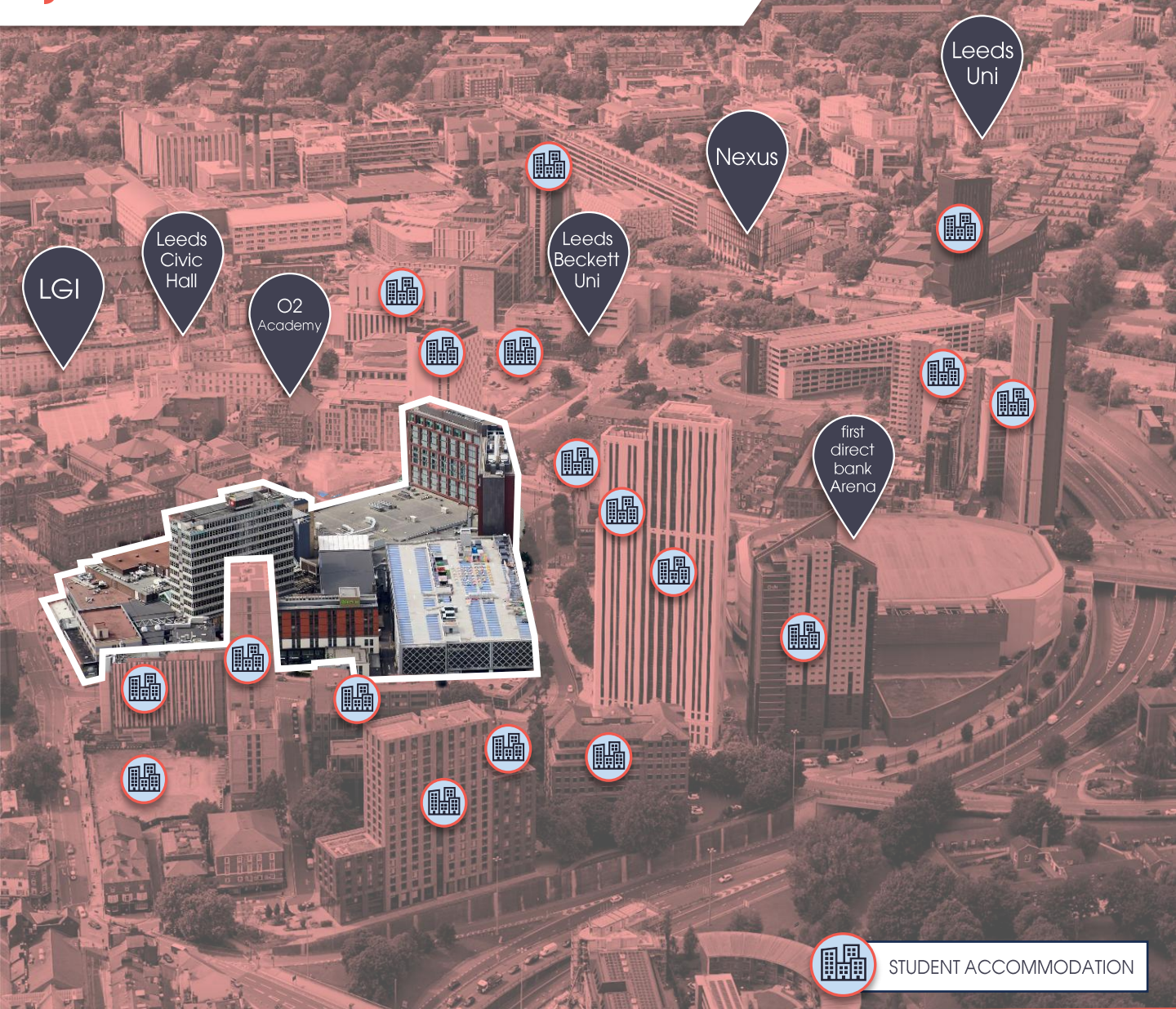


**13.5k Capacity**  
fd Arena directly  
adjacent

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**shop, eat, drink & be Merrion!**



# Join us at the Merriion Centre



## Enquiries:



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### IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

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The date of these Particulars is August 2025