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## Retail Unit – Dual Frontage

Ground Floor	4,885 sq. ft	453 sq. m
First Floor	2,423 sq. ft	225 sq. m
<b>Total</b>	<b>7,308 sq. ft</b>	<b>678 sq. m</b>

# Leisure/Retail Space

## To Let

**16-18 Merrion Centre,  
Leeds**

### Accommodation

Prominent position within the main mall close to Iceland, The Works, Superdrug and the Leeds United FC store

Unit comprises ground floor sales & first floor storage/staff amenity space and benefits from extensive full height glazing

Suitable for retail or alternative uses subject to planning



**Rent**  
£70,000

**Tenure**  
Available to let on an effective full repairing & Insuring Lease, on terms to be agreed

**Rates**  
 - Rateable Value: £101,000  
 - Rates Payable: £59,661  
 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 £54,419

**Legal Costs**  
Each party to be responsible for their own legal & professional costs incurred in this transaction

**EPC Rating**  
D



**For viewing and further information, contact**

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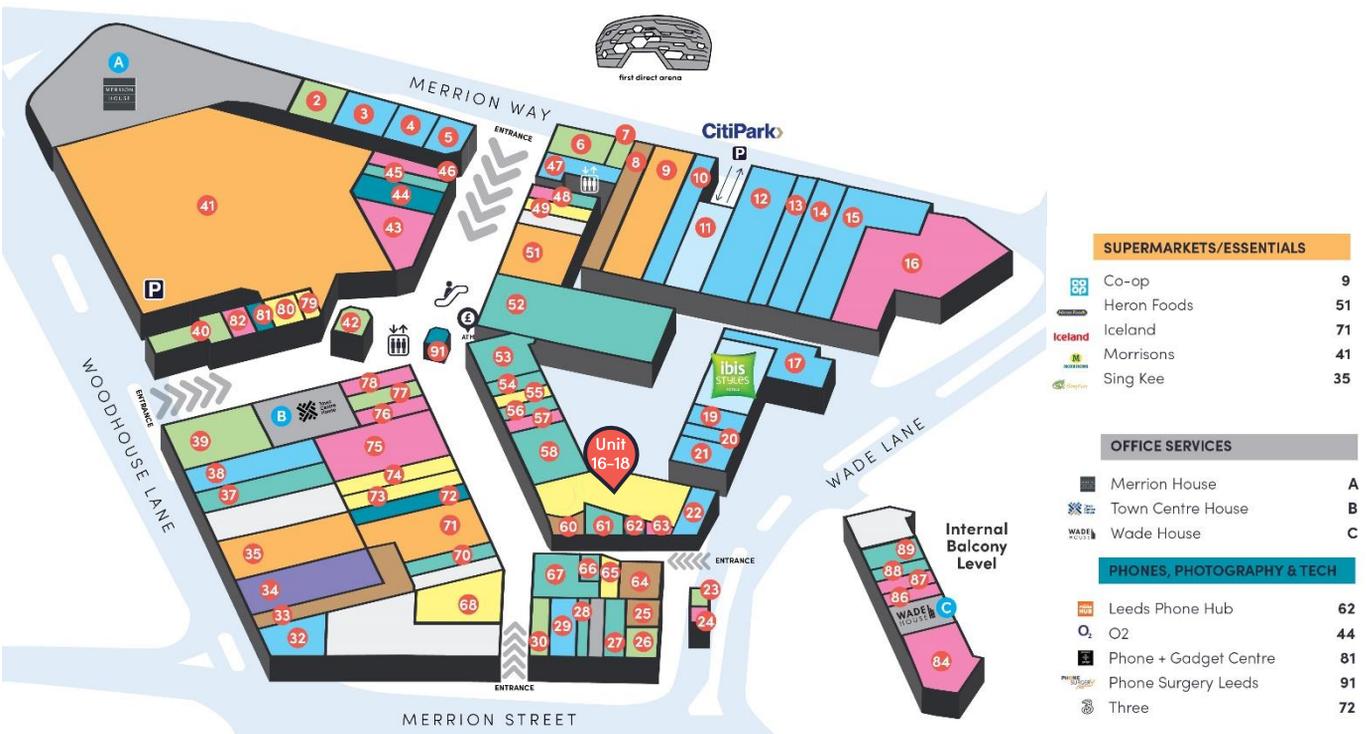
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**The date of these Particulars is February 2021**

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 16 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 Bar & Kitchen, 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 Locker	61
The Bookish Type	88
British Heart Foundation	49
Chilli Shop	27
Coral	28
Dale Photographic	89
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 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
Select	80
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