

Be part of the

ARENA Q^{TR}

arenaquarter.com  

Accommodation

Ground Floor	1,128 sq. ft	105 sq. m
First Floor	291 sq. ft	27 sq. m
Total	1,419 sq. ft	132 sq. m

Retail/Food & Beverage

TO LET:

**80 Merrion Street,
Leeds**

Accommodation

- High footfall location
- Heart of the student residential hub
- Currently trading as Caffé Nero, the property holds a prominent position adjacent to the main entrance to the Merrion Centre.
- Fully glazed elevation to Merrion Street
- DDA compliant access
- On the main walk from the city to the 13.5k capacity first direct Arena



Rent:

£45,000 p.a

Tenure:

The unit is available by way of a new effective full repairing & insuring lease on terms to be agreed

Rates:

- Rateable Value: £54,750

- Rates Payable: (2020/21): £28,086.75

(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 £7,958

Legal Costs:

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

EPC Rating: E



For viewing and further information, contact



0113 222 1234

charles.newman@tcs-plc.co.uk
esme.briggs@tcs-plc.co.uk



0113 243 1133

www.fjltd.co.uk

louise.larking@fjltd.co.uk
maddy.wright@fjltd.co.uk



0113 244 0100

SHenderson@savills.com
JHowe@savills.com

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The date of these Particulars is February 2021

A Prime Location in the heart of Leeds

The Arena Qtr is located in the heart of Leeds and **adjacent to 13.5k capacity first direct Arena.**

With an abundance of **student accommodation** and **offices within the immediate vicinity** (including Merriion House which home to over **2200 Leeds City Council employees** and a customer facing One Stop facility), it is fast becoming one of **the busiest destinations in Leeds.**

In addition, it's location **envelops a busy shopping centre** (the Merriion Centre, which welcomes over 11.2 million internal customers per year*) and a **state of the art 1,000 space CitiPark car park**, which further enhances visitor numbers to the Arena Qtr's day time offering.

Current occupiers within the Arena Qtr include a **134 bedroomed ibis Styles Hotel**, along with several other high end bars, restaurants and nightclubs (including PizzaExpress, Tenpin, Bengal Brasserie, Starbucks, Union Square, My Thai, Blue Sakura, Bulgogi Grill & PRYZM).

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Restaurants

	Pizza Express	3
	Mi's Noodles (Coming Soon)	4
	Union Square	5
	Bulgogi Grill	10
	Burger King	12
	Sticky Sisters	13
	Bengal Brasserie	14
	Blue Sakura	15
	Arnold's Bar & Kitchen	17
	Domino's	19
	Fuji Hiro	20
	My Thai	21
	OBA Kitchen (Coming Soon)	22
	KFC	30
	Frankster's	33
	Salade (Coming Soon)	39

Bars

	Union Square	5
	Arnold's Bar & Kitchen	17
	The Key Club	26
	PRYZM	34
	The Merchant	35

Cafes

	Starbucks	2
	Costa	6
	Hook & Line	7
	Burger King	12
	Sticky Sisters	13
	Domino's	19
	Konga Coffee	23
	Greggs	27
	KFC	30
	Frankster's	33
	Bubble Tea	36
	Salade (Coming Soon)	39
	Chatime	40

Hotel and Parking

	CitiPark	11
	ibis Styles Leeds Arena	18

Music & Entertainment

	Tenpin	8
	PureGym	16
	Jumbo Records	25
	The Key Club	26
	PRYZM	34

Lifestyle

	Co-op	9
	Just Men Barbers	24
	Chilli Shop	28
	Coral	29
	Sing Kee	36
	Wilko	38

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