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Accommodation

Ground Floor	684 sq. ft	63.5 sq. m
Basement	328 sq. ft	30.5 sq. m
Total	1,012 sq. ft	94 sq. m

Flexible Space Available: Retail & Leisure

To Let

**32 Merrion Centre,
Leeds**

Accommodation

The property is situated in a prime position on the main mall close to Iceland, Hays Travel, 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

£35,000

Tenure

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

Rates

- Rateable Value: £19,500

- Rates Payable: £9,730

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

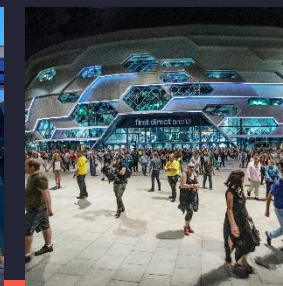
The on account service charge budget for the current year (2020/21) is £7,571

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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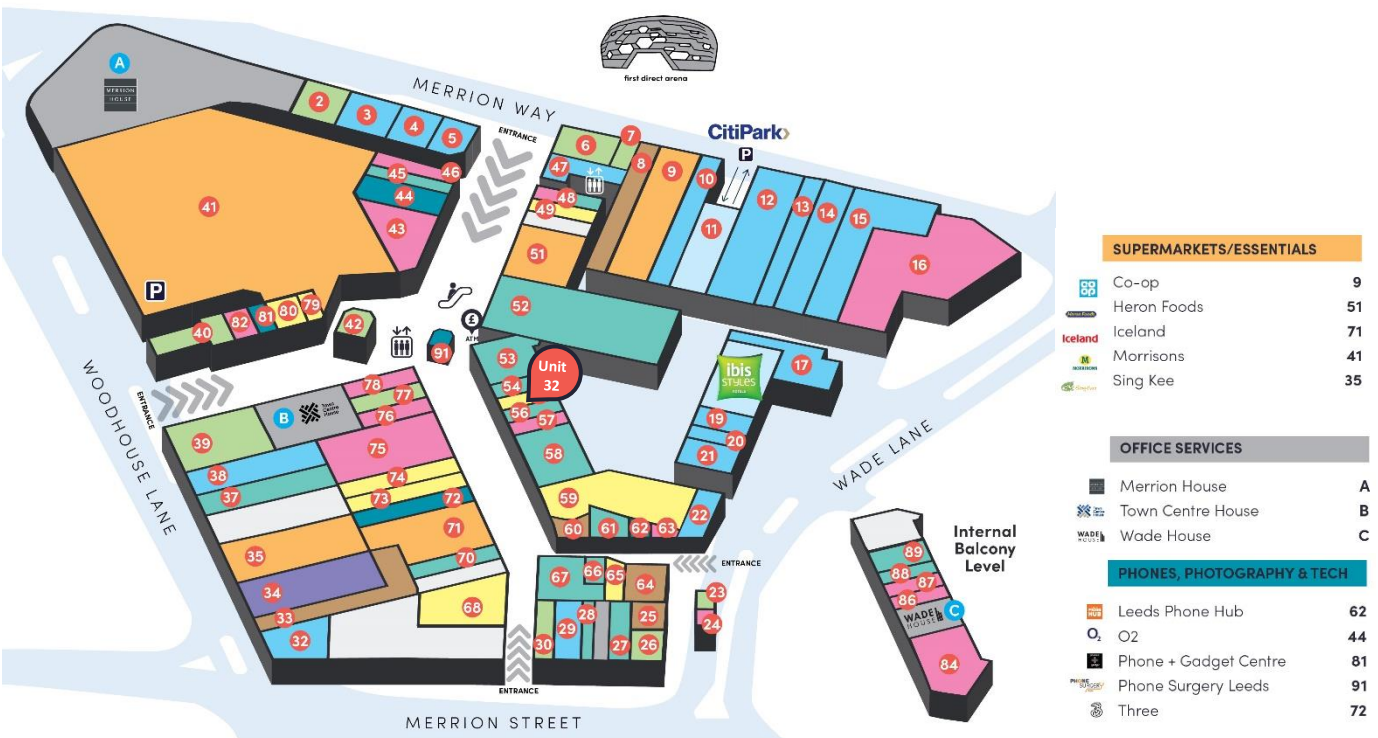
IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS
 These Particulars have been prepared & are intended only as a general outline for the guidance of intending purchasers & lessees. These Particulars are not intended to be & do not constitute, the whole or part of, an 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 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.



SUPERMARKETS/ESSENTIALS

Co-op	9
Heron Foods	51
Iceland	71
Morrisons	41
Sing Kee	35

OFFICE SERVICES

Merrion House	A
Town Centre House	B
Wade House	C

PHONES, PHOTOGRAPHY & TECH

Leeds Phone Hub	62
O2	44
Phone + Gadget Centre	81
Phone Surgery Leeds	91
Three	72

HOME & LIFESTYLE

amazon hub	Amazon Lockers	61
bookish	The Bookish Type	88
heart	British Heart Foundation	49
chilli	Chilli Shop	27
coral	Coral	28
dale	Dale Photographic	89
durham	Durham Bed Centre	58
hays	Hays Travel	56
home	Home Bargains	52
leeds	Leeds United Official Store	74
max	Max Spielmann	66
merrion	Merrion News	45
natural	Natural Born Cobblers	80
nm	NM Money	54
ryman	Ryman	70
st	St Gemma's Hospice	65
the	The Green	53
the	The Works	67
watch	Watch Hospital	79
wilko	Wilko	37
william	William Merritt, Shopmobility	48

HOTEL & PARKING

CitiPark	CitiPark Merrion Centre	11
ibis	ibis Styles Leeds City Centre Arena	

CAFÉS

bubble	Bubble Tea Café	35
burger	Burger King	12
caffé	Caffé Nero	30
chatime	Chatime	40
costa	Costa Merrion Way	6
costa	Costa Woodhouse Lane	39
frankster	Frankster's	32
greggs	Greggs Merrion Street	26
greggs	Greggs Main Mall	77
hook	Hook & Line	7
kfc	KFC	29
konga	Konga Coffee & Takeaway	23
morrisons	Morrisons Coffee Shop	42
salade	Salade	38
starbucks	Starbucks	2
sticky	Sticky Sisters	13
union	Union Square	5

FASHION

heart	British Heart Foundation	49
leeds	Leeds United Official Store	74
natural	Natural Born Cobblers	80
elite	Elite Pro Sports	59
select	Select	68
shoe	Shoe Zone	73
st	St Gemma's Hospice	65
the	The Bag Company	55
watch	Watch Hospital	79

RESTAURANTS

arnold	Arnold's Bar & Kitchen	17
bengal	Bengal Brasserie	14
blue	Blue Sakura	15
bulgogi	Bulgogi Grill	10
burger	Burger King	12
chopstix	Chopstix	47
domino	Domino's	19
frankster	Frankster's	32
fuji	Fuji Hiro	20
kfc	KFC	29
mi	Mi's Noodles (Coming Soon)	4
my	My Thai	21
oba	OBA Kitchen & Bar (Coming Soon)	22
pizza	PizzaExpress	3
salade	Salade	38
sticky	Sticky Sisters	13
the	The Merchant	34
union	Union Square	5

BARS

arnold	Arnold's Bar & Kitchen	17
pryzm	PRYZM	33
the	The Key Club	25
the	The Merchant	34
union	Union Square	5

HEALTH & BEAUTY

ambassador	Ambassador Barbering	86
barber	Barber AA	63
boots	Boots	43
holland	Holland & Barrett	76
inches	Inches	87
jr	JR's Gents Barbershop	46
just	Just Men Barbers	24
nhs	NHS Sexual Health Clinic	84
pure	PureGym	16
queen	Queen Nails	82
rude	Rude Studios	57
super	Supercuts	78
super	Superdrug	75
teisha	Teisha Hair & Beauty Salon	48

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