



merrioncentre.co.uk
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Accommodation

Ground Floor	716 sq. ft	66.5 sq. m
Total	716 sq. ft	66.5 sq. m

Flexible Space Available: Retail & Leisure

To Let

**41C Merrion Centre,
Leeds**

Accommodation

The property is situated next to Woodhouse Lane entrance opposite the entrance to Town Centre House offices. The unit benefits from a double shop front with full height glazing.

Nearby retailers include Morrison's, Supercuts, Home Bargains, Greggs & Costa.

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

£25,000

Tenure

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

Rates

- Rateable Value: £20,000

- Rates Payable: £10,240

(The Government have issued 25% rates payable in 2021/22 for qualifying properties over the full financial year.

Please note: Some uses are not covered & interested parties are to make their own enquiries with the local charging Authority)

Service Charge

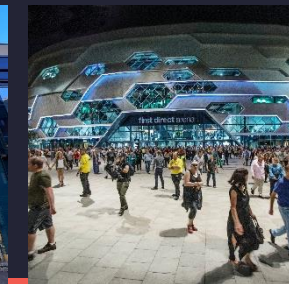
The on account service charge budget for the current year (2020/21) is £6,390

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



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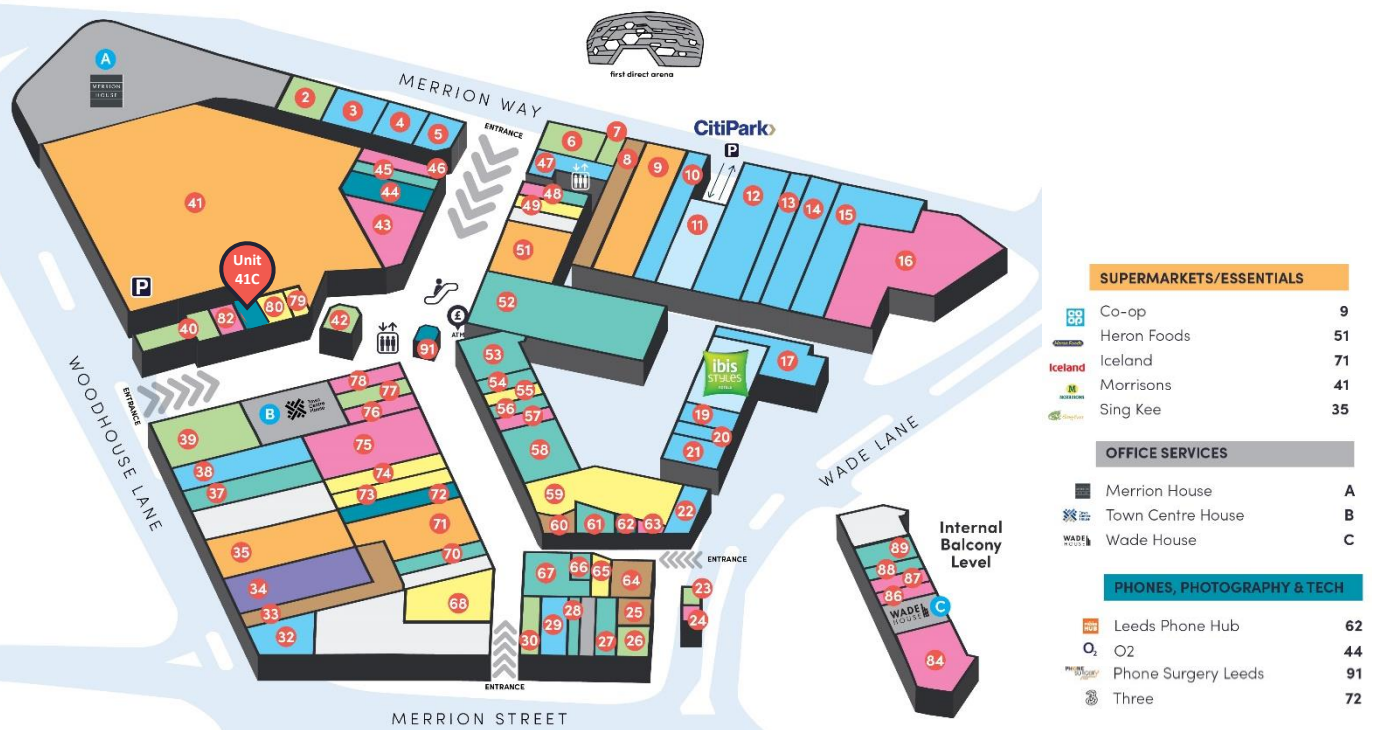
IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS
 These Particulars have been prepared and are intended only as a general outline for the guidance of intending purchasers and lessees. These Particulars are not intended to be and do not constitute, the whole or part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permission for use and/or occupation and all other details and information are provided for guidance only and 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 and its suitability for your purposes by inspection, searches or otherwise. You agree that TCS and Savills will provide no remedy in respect of the contents of these Particulars (expect in the case of fraud). No person employed or engaged by TCS and 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 and rents quoted are exclusive of VAT.
 The date of these Particulars is March 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 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 bedroomed 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	Amazon Lockers 61
📖	The Bookish Type 88
🏠	British Heart Foundation 49
🛍️	Chilli Shop 27
🌊	Coral 28
📷	Dale Photographic 89
🛏️	Durham Bed Centre 58
🛩️	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
🏃	Elite Pro Sports 59
👕	Select 68
👕	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

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