



**merrion™  
centre**

**merrioncentre.co.uk**  
@themerrioncentre @merrioncentre @merrioncentre

**To Let**

Unit 42A-50,  
Merrion Centre,  
Leeds, LS2 8PJ

# Retail Opportunity

## Accommodation

Discover this prime corner opportunity on the **upper balcony level** of the Merrion Centre. This exceptional space features **glazed return frontages** and **private access**, ensuring a **prestigious presence** for your business.

The current layout includes a **spacious open reception area** complemented by **several smaller rooms** to the rear, ideal for a variety of retail or commercial purposes. Other brands on your doorstep include **Ambassador Barbers** and **'Parcel Point'** which hosts convenient **Amazon Lockers**.

### 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): £69,000**
- **Rates Payable (2024/25): £37,674**

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

### Service Charge

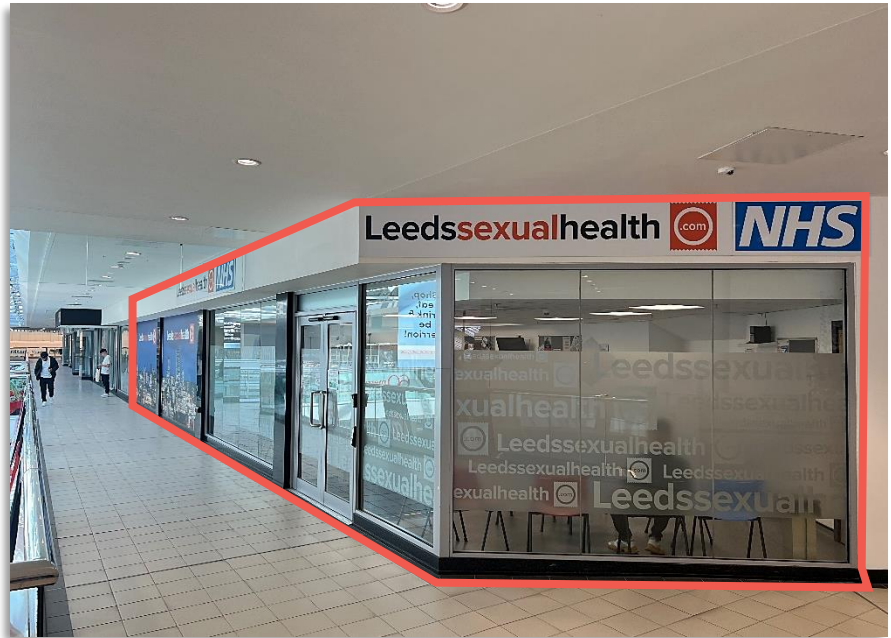
The on-account service charge budget for the year (2024/25) is **£35,364.52**

### Legal Costs

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

### EPC Rating

D



## Unit specification:

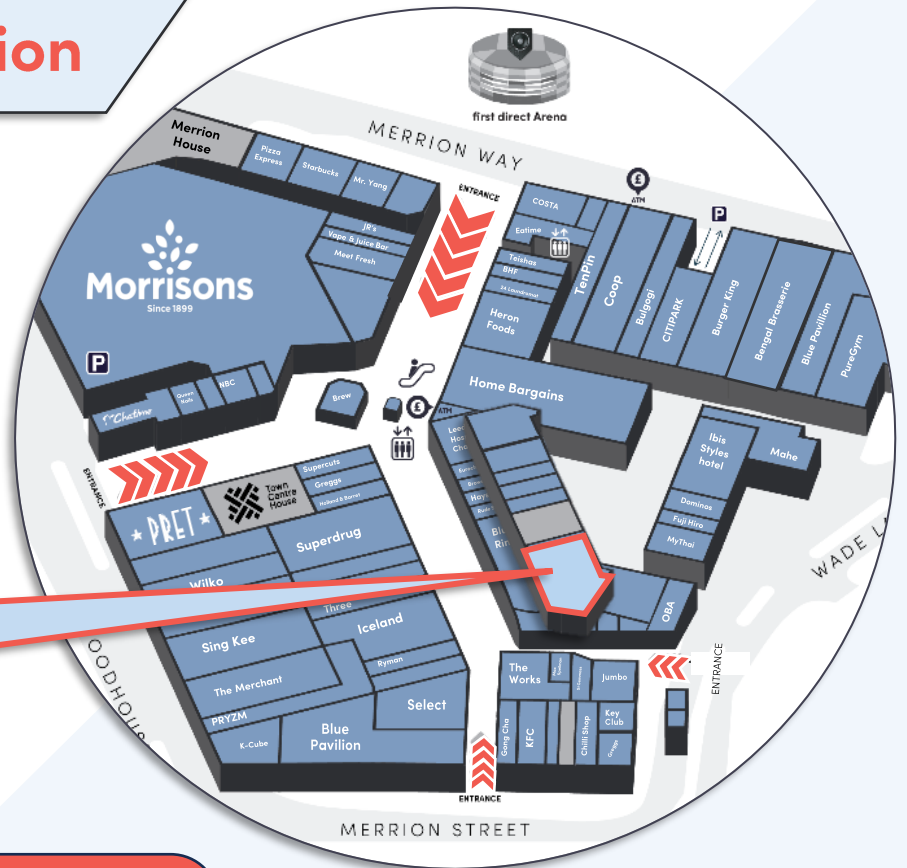
**Total 4,710 sq. ft 437.57 sq. m**

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

# A Prime Location




**merrion  
centre**



**42A-50  
Merrion  
Centre**  
Upper  
balcony level


 **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

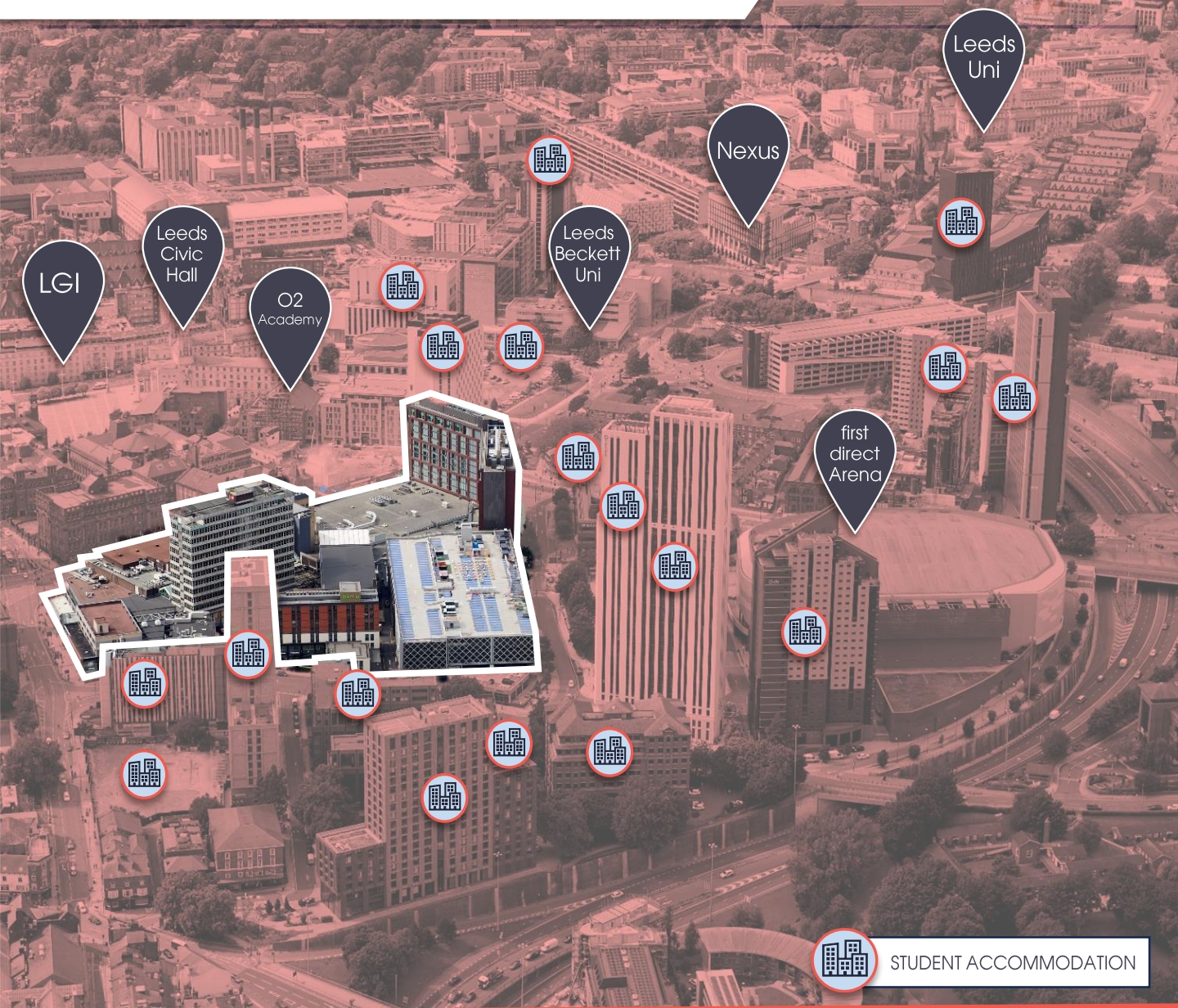
  
Just **265m** from **LGI** which plans  
an **additional 94,000 m2** of  
facilities including **£9.5m** adult  
hospital & site for **new Leeds  
Children's Hospital**

 **+8.9m**  
internal visitors at the  
Merrion Centre in 2023

 **13.5k Capacity**  
fd Arena directly  
adjacent

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# Join us at the Merrion Centre



## Enquiries:



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The date of these Particulars is October 2024.