



**merrion™  
centre**

**merrioncentre.co.uk**  
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**To Let**

Unit 13,  
Merrion Centre,  
Leeds, LS2 8PJ

# Retail Opportunity

## Accommodation

Discover this **prime opportunity** on the **main, busiest entrance** to the Merrion Centre. This exceptional space offers **excellent visibility**, featuring **glazed return frontages** and **easy access** ensuring a prestigious presence on the main mall for your business.

Other brands on your doorstep include **The Works, Drift Stop,** and **Ryman** making it an ideal location for any business looking to thrive.

### 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): £32,250**

- **Rates Payable (2024/25): £16,093**

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

### Service Charge

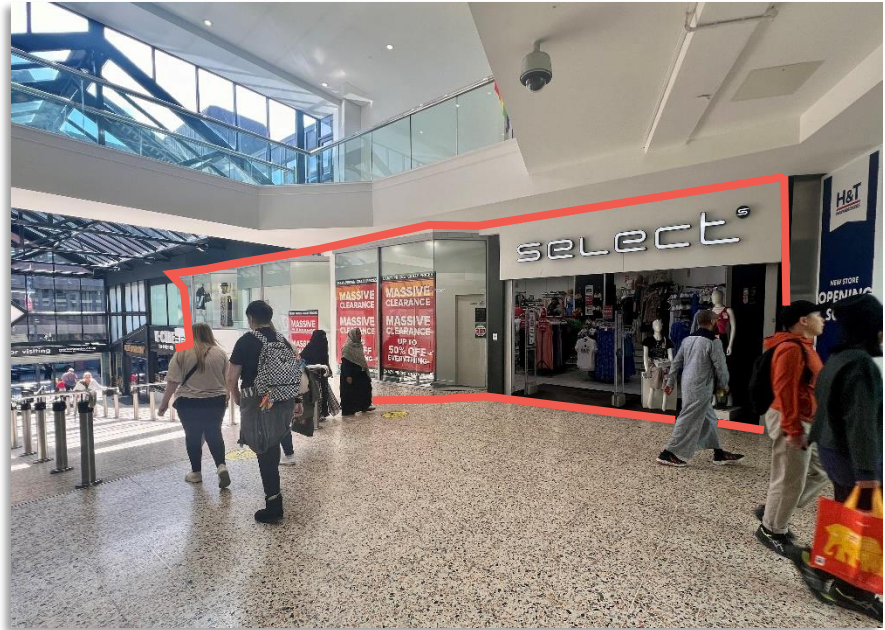
The on-account service charge budget for the year (2024/25) is **£39,896.05**

### Legal Costs

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

### EPC Rating

D



## Unit specification:

**Total 3,812 sq. ft 354.15 sq. m**

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

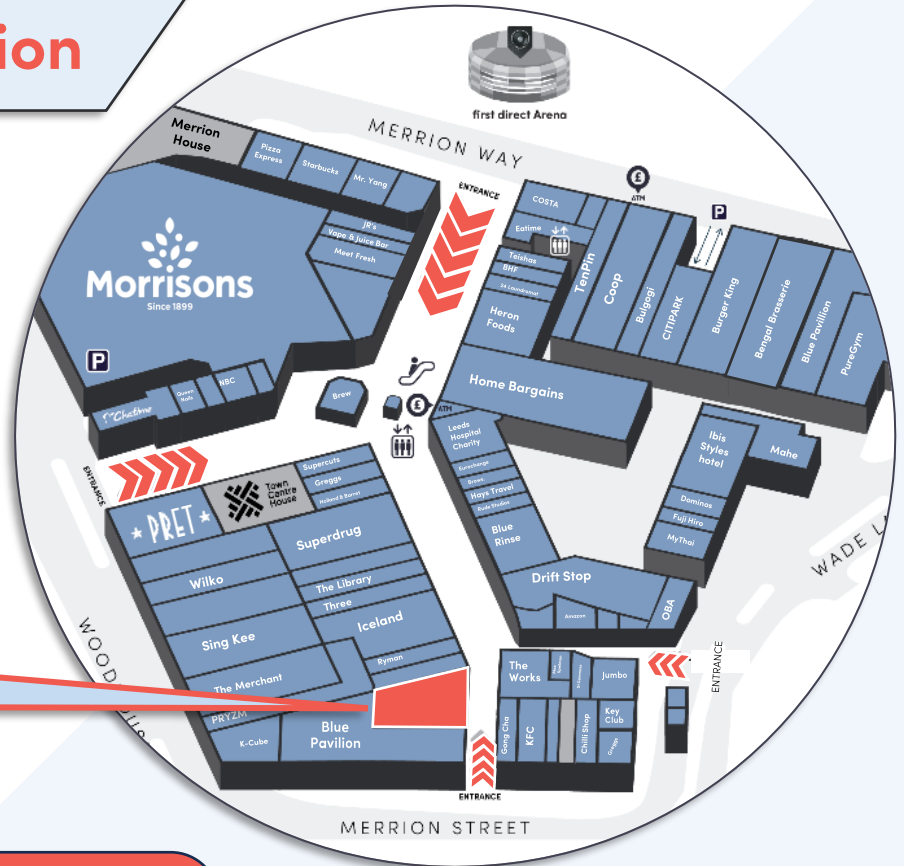
An asset of  
 **Town  
Centre  
Securities**

Updated: 22/10/2024

# A Prime Location



**merrion  
centre**



**13  
Merrion  
Centre**

**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

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

# Join us at the Merrion Centre



## Enquiries:



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The date of these Particulars is October 2024.