

## Retail Unit

Balcony Level Sales	242 sq ft	22.5 sq m
<b>Total</b>	<b>242 sq ft</b>	<b>22.5 sq m</b>

# Office & Retail space

## To Let

### 58 Merrion Centre, Leeds

#### Accommodation

The available property is situated in a central Upper Ground floor balcony location. Nearby retailers include Dale Photographic, Inches Beauty, the main entrance to Wade House offices (which house a number of key local businesses) and the NHS Call In Clinic. The unit has a flexible planning use.

#### Rent

£7,500 per annum exclusive.

#### Tenure

The unit is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

#### Rates

- Current Rateable Value: £6,900  
- Rates Payable (2019/20): £3,387.90  
(interested parties are advised to make enquiries with the local authority. Small business rates relief of 100% may apply).

#### Service Charge

The on account service charge budget for the current year (2019/20) is £1,430

#### Legal Costs

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

#### EPC Rating

TBC



**For viewing and further information, contact:**

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# Location

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.

This unit can satisfy several different uses from office space, to retail, to leisure. With consistently high internal footfall that exceeded 11.2 million in 2018\*, additional investment has been made with £40m refurbishment and extension of Merrion House (which is home to over 2200 Leeds City Council employees and the city's One Stop shop facility). This adds to the 285,000 sq ft of office space within the scheme containing 72 Merrion Street, Wade House and Town Centre House. Key occupiers include the NHS, Blacks Solicitors and Pure Gym.

The Centre is anchored by the only comprehensive supermarket offering in the City Centre, Morrisons. Other occupiers include a 134 bedrooomed ibis Styles Hotel and Arnold's restaurant and bar, along with several other high end bars, restaurants and nightclubs (including Pizza Express, Blue Sakura, Union Square, Bengal Brasserie, My Thai, Bulgogi Grill, Pryzm & Starbucks - coming soon). In addition, a state of the art 1,000 space CitiPark car park further complements the existing leisure/retail offering.

Other major high street retailers include Boots, O2, Superdrug, Peacocks, Costa Coffee, 3 Store, Home Bargains and Wilko also form part of this key retail destination within Leeds.

\* Source: pfm data



RESTAURANTS	PARKING	FASHION	SUPERMARKETS
<ul style="list-style-type: none"> <li>Arnold's Restaurant &amp; Bar 17</li> <li>Bengal Brasserie 14</li> <li>Blue Sakura 15</li> <li>Bulgogi Grill 10</li> <li>Burger King 12</li> <li>Chopstix 47</li> <li>Crown Carveries 31</li> <li>Fuji Hiro 20</li> <li>KFC 29</li> <li>My Thai 21</li> <li>Oodles (coming soon) 38</li> <li>Pizza Express 3</li> <li>Sticky Sisters 13</li> <li>The Merchant 34</li> <li>Union Square 5</li> </ul>	<ul style="list-style-type: none"> <li>CitiPark Merrion Centre 11</li> </ul>	<ul style="list-style-type: none"> <li>The Bag Company 57</li> <li>British Heart Foundation 49</li> <li>Leeds United Official Store 74</li> <li>Natural Born Cobblers 80</li> <li>Peacocks 59</li> <li>Select 68</li> <li>Shoe Zone 73</li> <li>St Gemma's Hospice 65</li> <li>Watch Hospital 79</li> </ul>	<ul style="list-style-type: none"> <li>Heron Foods 51</li> <li>Iceland 71</li> <li>Morrisons 41</li> <li>Sainsbury's 36</li> <li>Sing Kee 35</li> <li>Merrion News 45</li> </ul>
BARS	MUSIC & ENTERTAINMENT	HEALTH & BEAUTY	PHONES & ACCESSORIES
<ul style="list-style-type: none"> <li>Arnold's Restaurant &amp; Bar 17</li> <li>Crown Carveries 31</li> <li>PRYZM 33</li> <li>The Key Club 25</li> <li>The Merchant 34</li> <li>Union Square 5</li> </ul>	<ul style="list-style-type: none"> <li>Jumbo Records 64</li> <li>Tenpin 8</li> <li>PRYZM 33</li> <li>PureGym 16</li> <li>The Key Club 25</li> </ul>	<ul style="list-style-type: none"> <li>Boots 43</li> <li>Glamour Forever 63</li> <li>Holland &amp; Barrett 76</li> <li>Inches 87</li> <li>JR's Gents Barbershop 46</li> <li>Just Men Barbers 24</li> <li>NHS Sexual Health Clinic 84</li> <li>PureGym 16</li> <li>Queen Nails 82</li> <li>Supercuts 78</li> <li>Superdrug 75</li> </ul>	<ul style="list-style-type: none"> <li>Leeds Phone Hub 62</li> <li>O2 44</li> <li>Phone + Gadget Centre 81</li> <li>Three 72</li> </ul>
CAFÉS	HOME & LIFESTYLE	OFFICE SERVICES	
<ul style="list-style-type: none"> <li>Starbucks (Coming Soon) 2</li> <li>Bubble Tea 35</li> <li>Burger King 12</li> <li>Caffé Nero 30</li> <li>Charlotte's Sandwich Bar 23</li> <li>Chatime 40</li> <li>Costa 6</li> <li>Costa 39</li> <li>Greggs 26</li> <li>Greggs 77</li> <li>Hook &amp; Line 7</li> <li>KFC 29</li> <li>Morrisons Coffee Shop 42</li> <li>Oodles (coming soon) 38</li> <li>Sticky Sisters 13</li> </ul>	<ul style="list-style-type: none"> <li>British Heart Foundation 49</li> <li>Chilli Shop 27</li> <li>Coral 28</li> <li>Dale Photographic 89</li> <li>Daydreamers Flowers 91</li> <li>eurochange 54</li> <li>Hays Travel 56</li> <li>Home Bargains 52</li> <li>Max Spielmann 66</li> <li>Natural Born Cobblers 80</li> <li>Ryman 70</li> <li>St Gemma's Hospice 65</li> <li>Watch Hospital 79</li> <li>The Works 67</li> <li>Wilko 37</li> <li>Yorkshire Linen Co. 69</li> </ul>	<ul style="list-style-type: none"> <li>Merrion House A</li> <li>Town Centre House B</li> <li>72 Merrion Street C</li> <li>Wade House D</li> </ul>	