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Retail Unit

Ground Floor Sales	537 sq ft	49.88 sq m
Upper Ground Floor	567 sq ft	52.67 sq m
Total	1,104 sq ft	102.55 sq m

Leisure & retail space

To Let

**44A Woodhouse Lane,
Merrion Centre, Leeds, LS2 8LX**

Accommodation

Situated on the external Woodhouse Lane side of the Merrion Centre, the unit is located between Morrisons and Costa and adjacent to the side entrance in an area of high footfall.

The First Direct Arena is a few hundred metres to the North, and this street is fully open to traffic, with taxi pull-ins outside.

Rent

£49,500 per annum exclusive.

Tenure

Available to let on a full repairing and Insuring Lease, on terms to be agreed.

Rates

- Rateable Value: £28,500

- Rates Payable (2017/18): £14,200

(Interested parties are advised to make enquiries with the local authority).

Service Charge

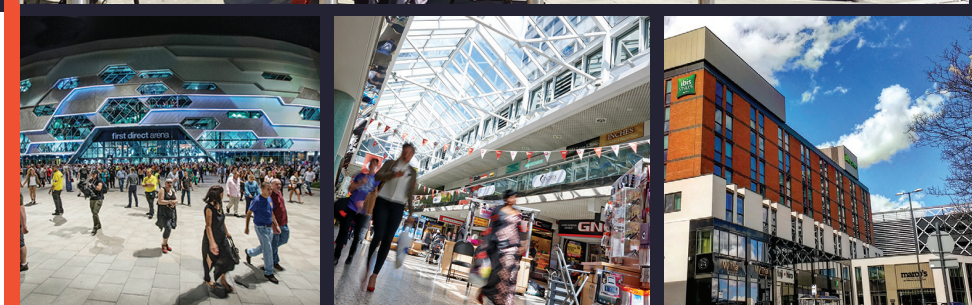
The on account service charge budget for the current year (2017/18) is £4,595

Legal Costs

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

EPC Rating

To be confirmed.



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.

With consistently high footfall that exceeded 11.5 million in 2016* (an increase of 3.5% year on year), additional investment is being made with the £50m refurbishment and extension of Merrion House to further compliment the on-site, state of the art 1,000 space CitiPark car park and existing leisure/retail offering. Merrion House has been pre let and up to 2000 employees will be based here, together with the One Stop shop facility. With this in mind footfall is expected to further grow following the completion of this and other key developments.

The Centre is anchored by the only comprehensive supermarket offering in the City Centre, Morrisons. Other occupiers include a 134 bedroomed ibis Styles Hotel and Marco Pierre White New York Italian restaurant and bar, along with several other high end bars, restaurants and nightclubs (including Bengal Brasserie, Smoke Barbecue, Bulgogi Grill & Pryzm).

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

* Source: pfm data

