

## Retail Unit - Dual Frontage

Ground Floor Sales	2,263 sq ft	210.2 sq m
Basement	1,130 sq ft	105 sq m
<b>Total</b>	<b>3,393 sq ft</b>	<b>315.2 sq m</b>

# Leisure & Retail Space

## To Let

**36-40 Merrion Centre,  
Leeds**

### Accommodation

The property is situated in a prime position on the main mall close to Morrisons, Iceland, Hays Travel, Home Bargains, The Leeds United Club Store and Superdrug.

The Merrion Centre is at the heart of the Arena Quarter directly opposite the first direct arena which can be accessed through the Merrion Centre.



### Rent

£75,000 per annum exclusive.

### Tenure

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

### Rates

- Rateable Value: £59,000  
- Rates Payable (2019/20): £29,736  
(Interested parties are advised to make enquiries with the local authority).

### Service Charge

The on account service charge budget for the current year (2019/20) is £23,858

### Legal Costs

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

### EPC Rating

D



**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 11.2 million in 2018\*, additional investment has 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).

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 Arnold's restaurant and bar, along with several other high end bars, restaurants and nightclubs (including Pizza Express, 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
Arnold's Restaurant & Bar 17	CitiPark Merrion Centre 11	The Bag Company 57	Heron Foods 51
Bengal Brasserie 14		British Heart Foundation 49	Iceland 71
Blue Sakura 15	<b>MUSIC &amp; ENTERTAINMENT</b>	Leeds United Official Store 74	Morrisons 41
Bulgogi Grill 10	Jumbo Records 64	Natural Born Cobblers 80	Sainsbury's 36
Burger King 12	Tenpin 8	Peacocks 59	Sing Kee 35
Chopstix 47	PRYZM 33	Select 68	Merrion News 45
Crown Carveries 31	PureGym 16	Shoe Zone 73	
Fuji Hiro 20	The Key Club 25	St Gemma's Hospice 65	<b>PHONES &amp; ACCESSORIES</b>
KFC 29		Watch Hospital 79	Leeds Phone Hub 62
My Thai 21	<b>HOME &amp; LIFESTYLE</b>		O2 44
Oodles (coming soon) 38	British Heart Foundation 49	<b>HEALTH &amp; BEAUTY</b>	Phone + Gadget Centre 81
Pizza Express 3	Chilli Shop 27	Boots 43	Three 72
Sticky Sisters 13	Coral 28	Glamour Forever 63	
The Merchant 34	Dale Photographic 89	Holland & Barrett 76	<b>OFFICE SERVICES</b>
Union Square 5	Daydreamers Flowers 91	Inches 87	Merrion House A
	eurochange 54	JR's Gents Barbershop 87	Town Centre House B
	Hays Travel 56	Just Men Barbers 24	72 Merrion Street C
	Home Bargains 52	NHS Sexual Health Clinic 84	Wade House D
	Max Spielmann 66	PureGym 16	
	Natural Born Cobblers 80	Queen Nails 82	
	Ryman 70	Supercuts 78	
	St Gemma's Hospice 65	Superdrug 75	
	Watch Hospital 79		
	The Works 67		
	Wilko 37		
	Yorkshire Linen Co. 69		
<b>CAFÉS</b>			
Starbucks (Coming Soon) 2			
Bubble Tea 35			
Burger King 12			
Caffé Nero 30			
Charlotte's Sandwich Bar 23			
Chatime 40			
Costa 6			
Costa 39			
Greggs 26			
Greggs 77			
Hook & Line 7			
KFC 29			
Morrisons Coffee Shop 42			
Oodles (coming soon) 38			
Sticky Sisters 13			