

## Accommodation

Ground Floor	1,129 sq ft	105 sq m
First Floor	818 sq ft	76 sq m
<b>Total</b>	<b>1,947 sq ft</b>	<b>181 sq m</b>

# Leisure / Retail Space

## To Let

**84-86 Merrion Centre,  
Leeds**

### Accommodation

The Unit occupies a prominent position fronting the busy Arena Way mall at the junction of the car park entrance.

The unit benefits from 24/7 access, and has first floor ancillary space suitable for a range of uses.

Nearby occupiers include O2 Store, William Merritt Disabled Living Centre, Costa Coffee and Boots.



### Rent

£38,000 per annum exclusive.

### Tenure

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

### Rates

- Rateable Value: £30,250  
- Rates Payable (2019/20): £14,852.75  
(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 £12,976

### Legal Costs

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

### EPC Rating

C



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



0113 200 1800

tom.glynn@colliers.com  
callum.robinson@colliers.com



0113 244 0100

SHenderson@savills.com  
JHowe@savills.com



0113 222 1234

helen.green@tcs-plc.co.uk  
alice.garrett@tcs-plc.co.uk

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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 22k 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 bedrooomed ibis Styles Hotel and Arnold's Bar & Kitchen, along with several other high end bars, restaurants and nightclubs (including PizzaExpress, Bengal Brasserie, My Thai, Bulgogi Grill, PRYZM & Starbucks). 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 who also form part of this key retail destination within Leeds. \* Source: pfm data



### RESTAURANTS

- Arnold's Bar & Kitchen 17
- Bengal Brasserie 14
- Blue Sakura 15
- Bulgogi Grill 10
- Burger King 12
- Chopstix 47
- Crown Carveries 31
- Fuji Hiro 20
- KFC 29
- My Thai 21
- Oodles Chinese 38
- PizzaExpress 3
- Sticky Sisters 13
- The Merchant 34
- Union Square 5

### BARs

- Arnold's Bar & Kitchen 17
- Crown Carveries 31
- PRYZM 33
- The Key Club 25
- The Merchant 34
- Union Square 5

### CAFÉS

- Bubble Tea 35
- Burger King 12
- Caffè Nero 30
- Chatime 40
- Costa 6
- Costa 39
- Greggs 26
- Greggs 77
- Hook & Line 7
- KFC 29
- Konga Coffee 23
- Morrisons Coffee Shop 42
- Oodles Chinese 38
- Ramshaw 49
- Starbucks 2
- Sticky Sisters 13
- Union Square 5

### HOTEL & PARKING

- CitiPark Merrion Centre 11
- Ibis Styles Leeds City Centre Arena

### MUSIC & ENTERTAINMENT

- Hays Travel 56
- Jumbo Records 64
- Tenpin 8
- PRYZM 33
- PureGym 16
- The Key Club 25

### HOME & LIFESTYLE

- British Heart Foundation 49
- Chilli Shop 27
- Coral 28
- Dale Photographic 89
- Daydreamers Flowers 91
- eurochange 54
- Hays Travel 56
- Home Bargains 52
- Leeds United Official Store 74
- Max Spielmann 66
- Merrion News 45
- Natural Born Cobblers 80
- Riva Home 69
- Ryman 70
- St Gemma's Hospice 65
- The Works 67
- Watch Hospital 79
- Wilko 37
- William Merritt 48

### FASHION

- British Heart Foundation 5
- Leeds United Official Store 74
- Natural Born Cobblers 80
- Peacocks 59
- Select 68
- Shoe Zone 73
- St Gemma's Hospice 65
- The Bag Company 55
- Watch Hospital 79

### HEALTH & BEAUTY

- Ambassador Barbering 86
- Boots 43
- Glamour Forever 63
- Holland & Barrett 76
- Inches 87
- JR's Gents Barbershop 46
- Just Men Barbers 24
- NHS Sexual Health Clinic 84
- PureGym 16
- Queen Nails 82
- Rude Studios 57
- Supercuts 78
- Superdrug 75

### SUPERMARKETS

- Heron Foods 51
- Iceland 71
- Morrisons 41
- Ramshaw 49
- Sing Kee 35

### PHONES & ACCESSORIES

- Leeds Phone Hub 62
- O2 44
- Phone + Gadget Centre 81
- Three 72

### OFFICE SERVICES

- Merrion House A
- Town Centre House B
- Wade House C