

# **Accommodation**

Ground Floor 1,129 sq ft 105 sq m First Floor 818 sq ft 76 sq m

Total 1,947 sq ft 181 sq m

# 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 02 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**

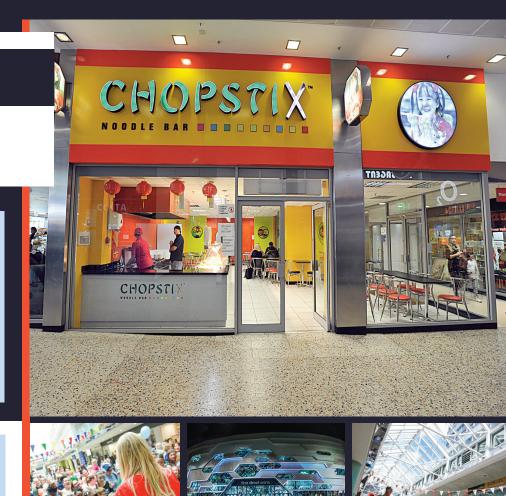
The on account service charge budget for the current year (2019/20) is £12,976

#### **Legal Costs**

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

#### **EPC** Rating

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### 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 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 bedroomed 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, 02, Superdrug, Peacocks, Costa Coffee, 3 Store, Home Bargains and Wilko who also form part of this key retail destination within Leeds. \*Source: pfm data

