

Retail Unit

Ground Floor Sales	3627 sq ft	337 sq m
Basement	184 sq ft	17.1 sq m
Total	3,811 sq ft	354.1 sq m

Leisure & Retail Space

To Let

**13 Merrion Centre,
Leeds**

Accommodation

The property is situated in a prime position near the main entrance to the mall close to Peacocks, Iceland, The Works, Ryman, and the Leeds United Club Store.

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

£62,000 per annum exclusive.

Tenure

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

Rates

- Rateable Value: £63,500
- Rates Payable (2019/20): £32,004
(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 £31,378

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:



0113 222 1234

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



0113 200 1800

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



0113 244 0100

SHenderson@savills.com
JHowe@savills.com

IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS
These Particulars have been prepared and are intended only as a general outline for the guidance of intending purchasers and lessees. These Particulars are not intended to be and do not constitute, the whole or part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permission for use and/or occupation and all other details and information are provided for guidance only and as a recipient of these Particulars, you must not rely on them, whether as statements, conditions, representations, warranties or otherwise. You must satisfy yourself as to the property and its suitability for your purposes by inspection, searches or otherwise. You agree that TCS, Savills and Colliers will provide no remedy in respect of the contents of these Particulars (except in the case of fraud). No person employed or engaged by TCS, Savills or Colliers has any authority to make or give any statement, condition, representation or warranty in relation to this property or otherwise. Unless otherwise stated, all prices and rents quoted are exclusive of VAT. The date of these Particulars is July 2019.

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