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Accommodation (dual frontage)

Ground Floor	2,527 sq. ft	235 sq. m
Basement	1,152 sq. ft	107 sq. m
Total	3,679 sq. ft	342 sq. m

Leisure/Retail Space

To Let

**20-26 Merrion Centre,
Leeds**

Accommodation

The property is situated in a prime central position on the main mall opposite Iceland, The Leeds United Club Store & Superdrug. It is also alongside Hays Travel, Home Bargains & 'The Green' social space.

The unit benefits from an extensive fully glazed shop front with roller shutters & benefits from staff amenities including a disabled w.c & basement storage area.



Rent

£60,000

Tenure

Available to let on an effective full repairing & Insuring Lease, on terms to be agreed

Rates

- Rateable Value: £65,500
- Rates Payable: £33,536

The Government have issued a 12-month business rates holiday for retail, hospitality & leisure businesses in England for the 2020 to 2021 tax year.

Please note: Some uses are not covered & interested parties are to make their own enquiries with the local charging Authority

Service Charge

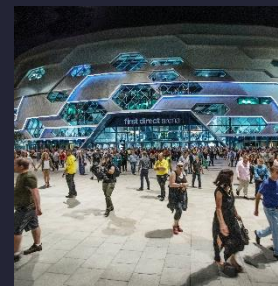
The on account service charge budget for the current year (2020/21) is £27,700

Legal Costs

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

EPC Rating

D



For viewing and further information, contact



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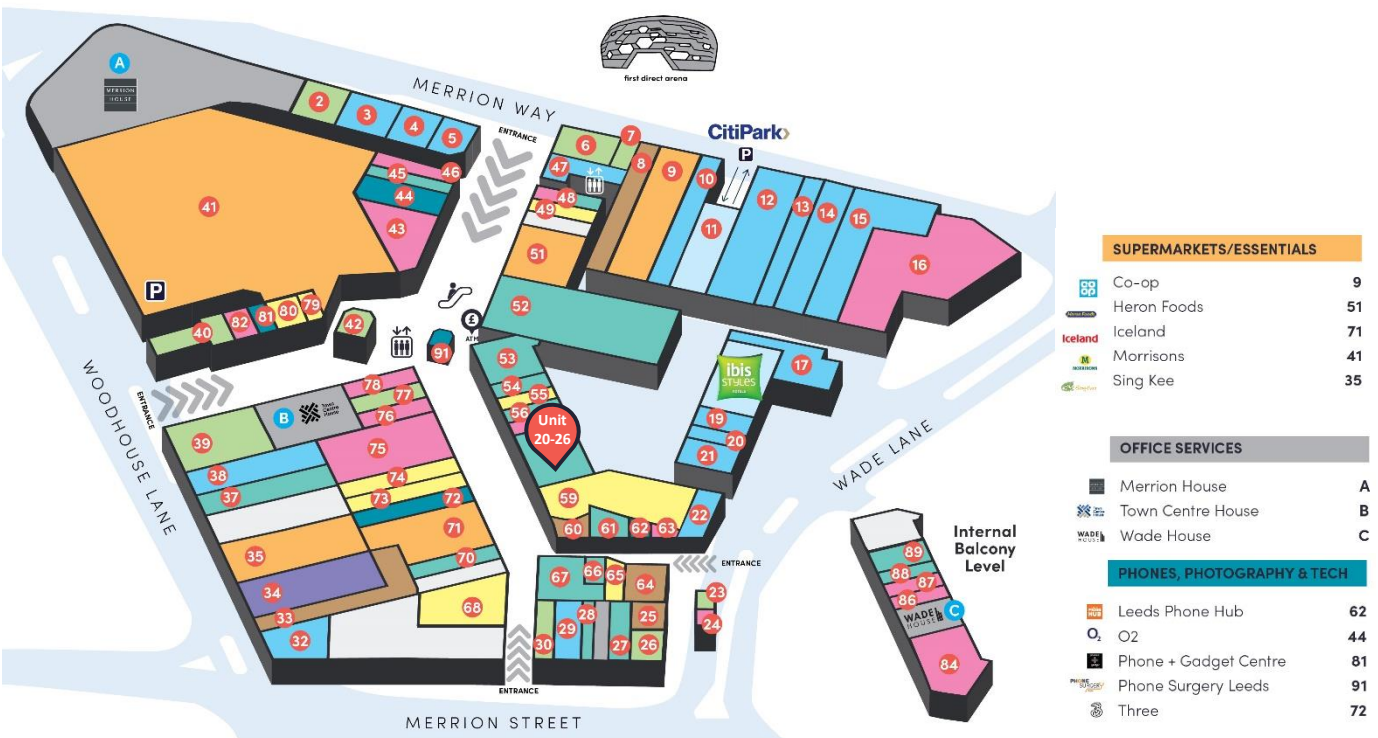
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The date of these Particulars is February 2021

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 an abundance of student accommodation within the immediate vicinity, the centre experiences **consistently high footfall (over 16 million in 2019)**. Additional investment has also 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**). Other office schemes forming part of the centre include **Wade House** and **Town Centre House**.

The Merrion Centre is anchored by the only comprehensive supermarket offering in the City Centre, Morrisons. **Other occupiers include a 134 bedrooomed ibis Styles Hotel** with adjoining Arnold's Bar & Kitchen, along with **several other high end bars, restaurants and nightclubs** (including PizzaExpress, Blue Sakura, 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 offering.

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



HOME & LIFESTYLE		
amazon hub	Amazon Lockers	61
📖	The Bookish Type	88
🏠	British Heart Foundation	49
🛍️	Chilli Shop	27
CORAL	Coral	28
📷	Dale Photographic	89
✈️	Hays Travel	56
🏠	Home Bargains	52
🏪	Leeds United Official Store	74
👔	Max Spielmann	66
📰	Merrion News	45
👞	Natural Born Cobblers	80
💰	NM Money	54
👔	Ryman	70
🏠	St Gemma's Hospice	65
🌿	The Green	53
🔧	The Works	67
🏥	Watch Hospital	79
🛍️	Wilko	37
👤	William Merritt, Shopmobility	48

HOTEL & PARKING		
CitiPark	CitiPark Merrion Centre	11
🏨	ibis Styles Leeds City Centre Arena	

CAFÉS		
🍵	Bubble Tea Café	35
🍔	Burger King	12
☕	Caffé Nero	30
🕒	Chatime	40
☕	Costa Merrion Way	6
☕	Costa Woodhouse Lane	39
🍞	Frankster's	32
🍞	Greggs Merrion Street	26
🍞	Greggs Main Mall	77
🍷	Hook & Line	7
🍔	KFC	29
☕	Konga Coffee & Takeaway	23
☕	Morrisons Coffee Shop	42
🥗	Salade	38
☕	Starbucks	2
☕	Sticky Sisters	13
🏠	Union Square	5

FASHION		
🏠	British Heart Foundation	49
🏪	Leeds United Official Store	74
👞	Natural Born Cobblers	80
🏋️	Elite Pro Sports	50
👕	Select	68
👞	Shoe Zone	73
🏠	St Gemma's Hospice	65
👕	The Bag Company	55
🏥	Watch Hospital	79

RESTAURANTS		
🍷	Arnold's Bar & Kitchen	17
🍷	Bengal Brasserie	14
🍷	Blue Sakura	15
🍷	Bulgogi Grill	10
🍷	Burger King	12
🍷	Chopstix	47
🍷	Domino's	19
🍷	Frankster's	32
🍷	Fuji Hiro	20
🍷	KFC	29
🍷	Mi's Noodles (Coming Soon)	4
🍷	My Thai	21
🍷	OBA Kitchen & Bar (Coming Soon)	22
🍷	PizzaExpress	3
🍷	Salade	38
🍷	Sticky Sisters	13
🍷	The Merchant	34
🍷	Union Square	5

BARS		
🍷	Arnold's Bar & Kitchen	17
🍷	PRYZM	33
🍷	The Key Club	25
🍷	The Merchant	34
🍷	Union Square	5

HEALTH & BEAUTY		
✂️	Ambassador Barbering	86
✂️	Barber AA	63
👞	Boots	43
👗	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
💅	Teisha Hair & Beauty Salon	48

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