

Retail Unit

Ground Floor Sales	414 sq ft	38 sq m
Total	414 sq ft	38 sq m

Leisure & Retail Space

To Let

Kiosk 1&2 Merriion Centre, Leeds

Accommodation

This brand new property is located on the Wade Lane Mall, with nearby retailers including Jumbo Records, Iceland, The Works, and Max Spielman. The mall is the main exit route from the centre to the new ibis Styles Hotel and Arnold's Bar & Kitchen.

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

Rent

£32,500 per annum exclusive.

Tenure

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

Rates

- Rateable Value: Awaiting assessment
- Rates Payable (2019/20): Awaiting assessment
(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 £3,493

Legal Costs

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

EPC Rating

To be confirmed.



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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 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		OFFICE SERVICES			
Starbucks (Coming Soon)	2	British Heart Foundation	49	Merrion House	A		
Bubble Tea	35	Chilli Shop	27	Town Centre House	B		
Burger King	12	Coral	28	72 Merrion Street	C		
Caffé Nero	30	Dale Photographic	89	Wade House	D		
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				