

Accommodation

Ground Floor Sales 934 sq. ft 86.8 sq. m

Total 934 sq. ft 86.8 sq. m

Flexible Space Available: Retail & Leisure

To Let

78 Merrion Centre, Leeds

Accommodation

The Unit occupies a prominent position fronting the busy Arena Way mall at the junction of the car park entrance. Nearby retailers include Boots, 02 and Home Bargains.

The Merrion Centre is at the heart of the Arena Quarter directly opposite the First Direct Arena which can be accessed through the centre

Rent

£33,000

Tenure

Available to let on a full repairing and insuring lease, on terms to be agreed

Rates

- Rateable Value: £23,250

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

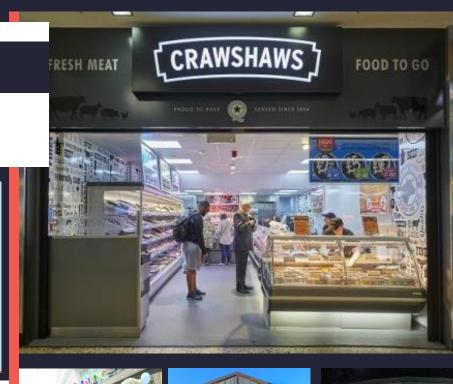
The on account service charge budget for the current year (2020/21) is £7,890

Legal Costs

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

EPC Rating

С







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The Merrion Centre – A Prime Location in the heart of Leeds

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 11.2 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 bedroomed ibis Styles Hotel** with adjoining Arnold's restaurant and bar, 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, 02, Superdrug, Costa Coffee, 3 Store, Home Bargains and Wilko also form part of this key retail destination within Leeds.

