merrion centre™

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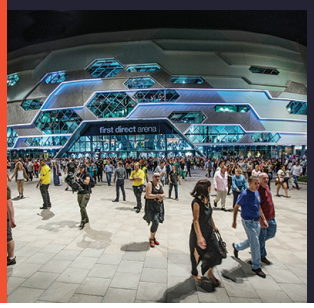
Retail Unit

Ground Floor Sales	1,129 sq ft	105 sq m
First Floor Ancillary	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.

Nearby retailers include 02 Store, 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 £12,975

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

EPC Rating
C

For viewing and further information, contact:

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Location

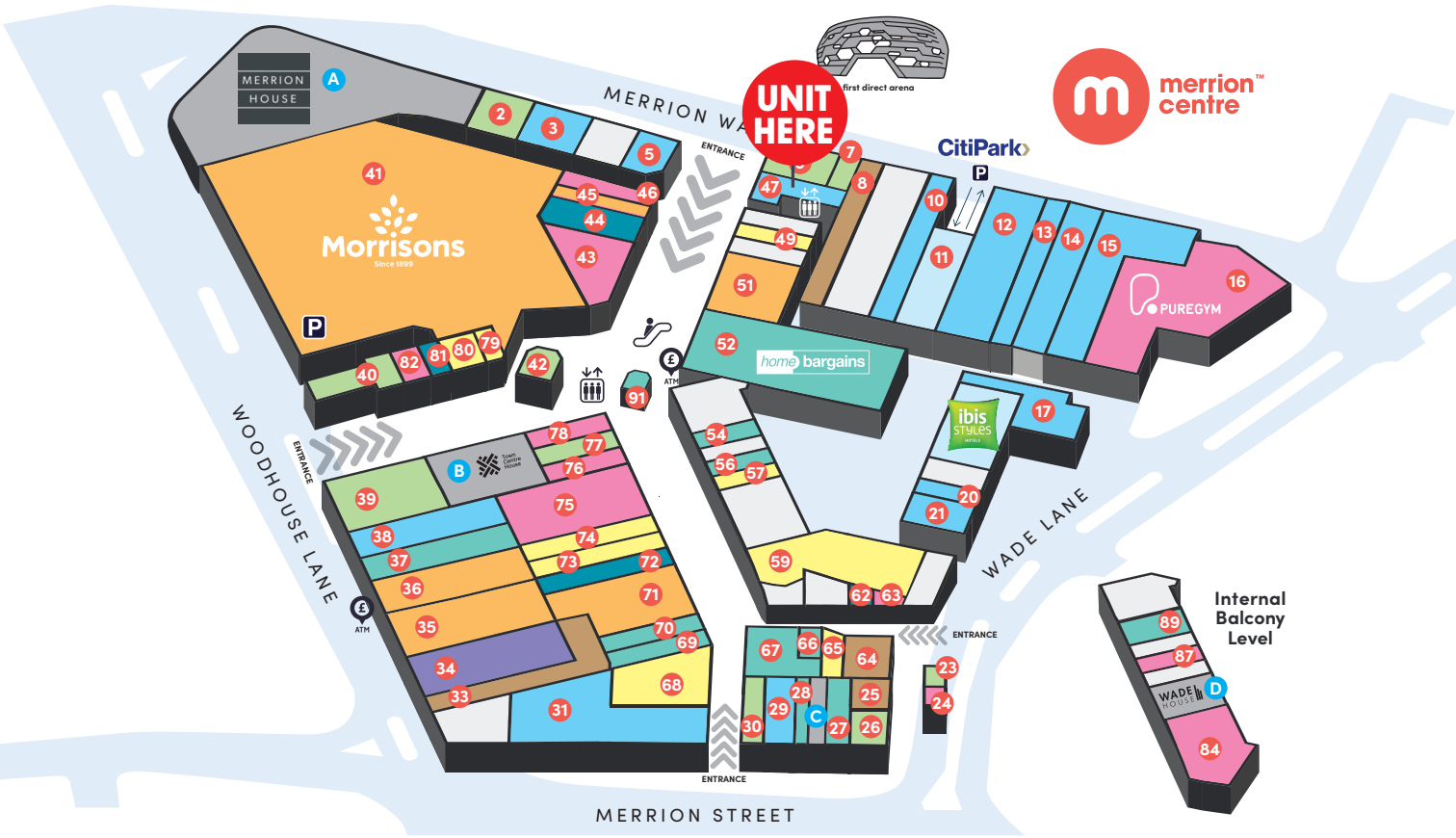
The Merrion Centre is located in the heart of the Arena Quarter (adjacent to the state of the art 13.5k capacity first direct Arena) which is where the city's retail, entertainment, universities, civic and office areas meet.

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 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 bedroomed 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, 02, Superdrug, Peacocks, Costa Coffee, 3 Store, Home Bargains and Wilko also form part of this key retail destination within Leeds.

* Source: pfm data



RESTAURANTS

Arnold's Restaurant & Bar	17
Bengal Brasserie	14
Blue Sakura	15
Bulgogi Grill	10
Burger King	12
Chopstix	47
Crown Carveries	31
Fuji Hiro	20
KFC	29
My Thai	21
Oodles (coming soon)	38
Pizza Express	3
Sticky Sisters	13
The Merchant	34
Union Square	5

BARS

Arnold's Restaurant & Bar	17
Crown Carveries	31
PRYZM	33
The Key Club	25
The Merchant	34
Union Square	5

CAFÉS

Starbucks (Coming Soon)	2
Bubble Tea	35
Burger King	12
Caffé Nero	30
Charlotte's Sandwich Bar	23
Chatime	40
Costa	6
Costa	39
Greggs	26
Greggs	77
Hook & Line	7
KFC	29
Morrisons Coffee Shop	42
Oodles (coming soon)	38
Sticky Sisters	13

PARKING

CitiPark Merrion Centre	11

MUSIC & ENTERTAINMENT

Jumbo Records	64
Tenpin	8
PRYZM	33
PureGym	16
The Key Club	25

HOME & LIFESTYLE

British Heart Foundation	49
Chilli Shop	27
Coral	28
Dale Photographic	89
Daydreamers Flowers	91
eurochange	54
Hays Travel	56
Home Bargains	52
Max Spielmann	66
Natural Born Cobblers	80
Ryman	70
St Gemma's Hospice	65
Watch Hospital	79
The Works	67
Wilko	37
Yorkshire Linen Co.	69

FASHION

The Bag Company	57
British Heart Foundation	49
Leeds United Official Store	74
Natural Born Cobblers	80
Peacocks	59
Select	68
Shoe Zone	73
St Gemma's Hospice	65
Watch Hospital	79

HEALTH & BEAUTY

Boots	43
Glamour Forever	63
Holland & Barrett	76
Inches	87
JR's Gents Barbershop	46
Just Men Barbers	24
NHS Sexual Health Clinic	84
PureGym	16
Queen Nails	82
Supercuts	78
Superdrug	75

SUPERMARKETS

Heron Foods	51
Iceland	71
Morrisons	41
Sainsbury's	36
Sing Kee	35
Merrion News	45

PHONES & ACCESSORIES

Leeds Phone Hub	62
O2	44
Phone + Gadget Centre	81
Three	72

OFFICE SERVICES

Merrion House	A
Town Centre House	B
72 Merrion Street	C
Wade House	D