

Retail Unit – Dual Frontage

Ground Floor	4,788 sq. ft	445 sq. m
Basement	2,450 sq. ft	228 sq. m
Total	7,238 sq. ft	673 sq. m

Leisure & Retail Space

To Let

**16-18 Merrion Centre,
Leeds**

Accommodation

- Prominent position within the main mall
- Close to Iceland, The Works, Superdrug and the Leeds United FC store.
- Unit comprises ground floor sales + first floor storage/staff amenity space.
- Extensive full height glazing
- Suitable for retail or alternative uses subject to planning.

Rent

Upon request

Tenure

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

Rates

- Rateable Value: £104,000

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

***Please note:** Some uses are not covered and 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 (2019/20) is £51,469

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



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merrion
centre

A Prime Location in the heart of Leeds Arena Quarter

The Merrion Centre is **located in the heart of the Arena Quarter** (adjacent to the 13.5k capacity first direct Arena) which is where the city's retail, entertainment, universities, civic and office areas meet. With consistently **high internal footfall that exceeded 11.2 million** in 2018 & 2019, additional investment has been made with the **£50m refurbishment and extension of Merrion House** (accommodation to 2,250 Leeds City Council employees and the city's One Stop shop facility).

The Centre is anchored by the **largest supermarket offering in the City Centre**, Morrisons and benefits from a **dedicated 1,000 capacity CitiPark car park**.

Other occupiers include a 134 bedrooomed ibis Styles Leeds City Centre Arena Hotel along with a complimentary **mix of successful National and Independent leisure operators** comprising bars, restaurants and nightclubs including, **Starbucks, PizzaExpress, Bengal Brasserie, My Thai, Fuji Hiro and Blue Sakura** (Japanese & Asian). In 2020 the centre will also be welcoming new additions including **Coop, Dominos** and independent restaurant concepts **OBA Kitchen (Korean) & Mi's Noodles**. Other existing major retailers include **Boots, Superdrug, Greggs, Home Bargains, Heron Foods, Iceland and Wilko**.

Since the arrival of the **adjacent First Direct Arena** and the **influx of student accommodation** (see Arena Quarter Development snapshot attached), the Merrion Centre has continued to attract the right operators to become part of our shared vision of creating a **city centre destination for all**.

RESTAURANTS

Arnold's Bar & Kitchen	17
Bengal Brasserie	14
Blue Sakura	15
Bulgogi Grill	10
Burger King	12
Chopstix	47
Crown Carveries	31
Dominos (Coming Soon)	19
Frankster's (Coming Soon)	32
Fuji Hiro	20
KFC	29
Mi's Noodles (Coming Soon)	4
My Thai	21
OBA Kitchen & Bar (Coming Soon)	21
Oodles Chinese	38
PizzaExpress	3
Sticky Sisters	13
The Merchant	34
Union Square	5

CAFÉS

Bubble Tea	35
Burger King	12
Caffé Nero	30
Chalime	40
Costa	6
Costa	39
Frankster's (Coming Soon)	32
Greggs	26
Greggs	77
Hook & Line	7
KFC	29
Konga Coffee & Takeaway	23
Morrisons Coffee Shop	42
Oodles Chinese	38
Starbucks	2
Sticky Sisters	13
Union Square	5

BARs

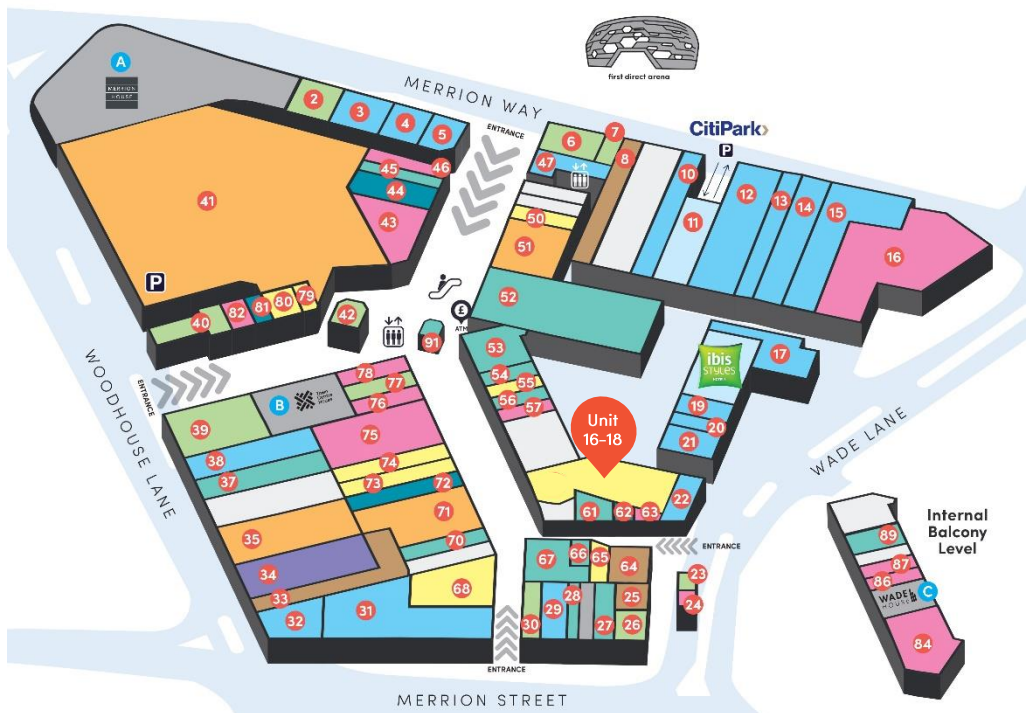
Arnold's Bar & Kitchen	17
Crown Carveries	31
PRYZM	33
The Key Club	25
The Merchant	34
Union Square	5

SUPERMARKETS

Heron Foods	51
Iceland	71
Morrisons	41
Sing Kee	35

MUSIC & ENTERTAINMENT

Hays Travel	56
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
NM Money	54
Hays Travel	56
Home Bargains	52
Leeds United Official Store	74
Max Spielmann	66
Merrion News	45
Natural Born Cobblers	80
Ryman	70
St Gemma's Hospice	65
The Green	53
The Works	67
Watch Hospital	79
Wilko	37

OFFICE SERVICES

Merrion House	A
Town Centre House	B
Wade House	C

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

PHONES & ACCESSORIES

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

HOTEL & PARKING

CitiPark	CitiPark Merrion Centre	11
ibis Styles Leeds City Centre Arena		

FASHION

British Heart Foundation	5
Leeds United Official Store	74
Natural Born Cobblers	80
Peacocks	59
Select	68
Shoe Zone	73
St Gemma's Hospice	65
The Bag Company	55
Watch Hospital	79

Internal Balcony Level

An asset of



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