



**merrion
centre**

merrioncentre.co.uk
@themerrioncentre @merrioncentre @merrioncentre

To Let

Unit 41C
Merrion Centre,
Leeds

Retail Opportunity

Accommodation

The property is situated next to Woodhouse Lane entrance opposite the entrance to Town Centre House offices. The unit benefits from a double shop front with full height glazing.

Nearby retailers include Morrison's, Supercuts, Home Bargains & Greggs. The Merrion Centre is at the heart of the Arena Quarter on the main route to the **13.5k capacity first direct arena**.

Rent

Upon application

Tenure

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

Rates

- Rateable Value (2023/24): £18,750
- Rates Payable (2023/24): £9,600

You may be eligible for a retail discount under the governments business rates relief. Please check with the local charging authority

Service Charge

The on-account service charge budget for the year (2023/24) is **£6,796.17**

Legal Costs

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

EPC Rating

E



Specification:

Ground Floor Sales	716 sq. ft	66.5 sq. m
Total	716 sq. ft	66.5 sq. m

Updated: 14/03/2024

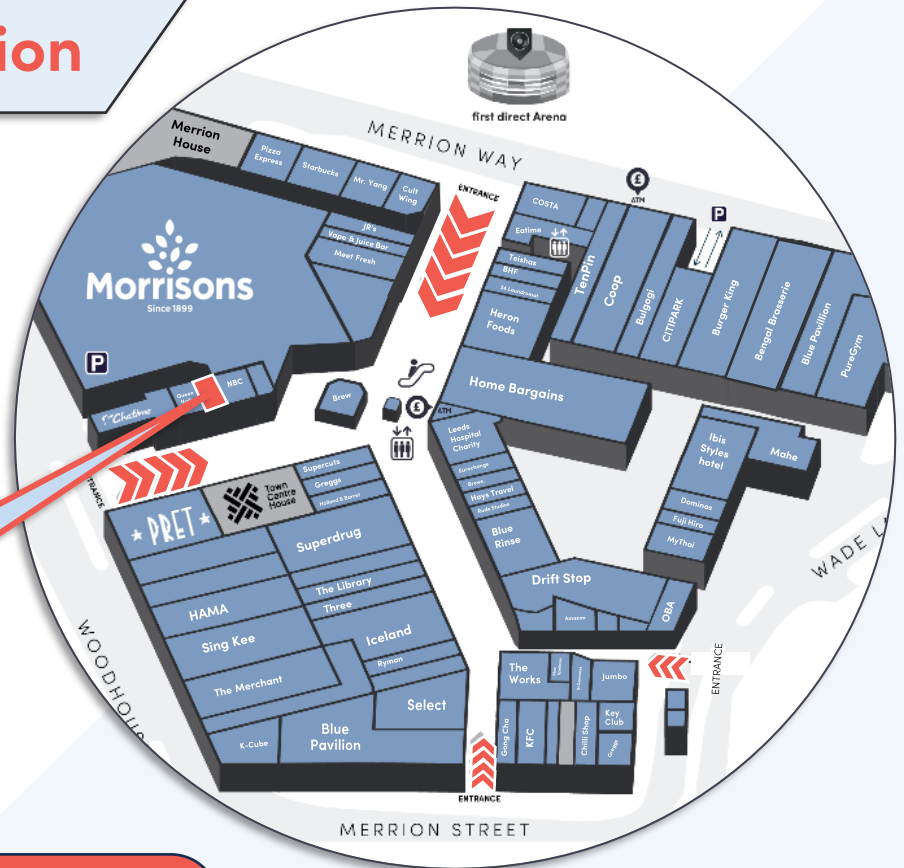
There's never been a better time to
shop, eat, drink & be Merrion!

An asset of
 Town
Centre
Securities

A Prime Location



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**41C
Merrion
Centre**



4 Universities on
main route (by foot) into the city
with **+80,000 students** living
within a **15 min walk**
(with **more** anticipated!)



8,372 Existing
apartments within the
immediate vicinity

With a further **5,000**
on-site or in the pipeline

+2900



car parking spaces
nearby including
on-site CitiPark



Capacity for **2200+**
LCC employees in
Merrion House



Just **265m** from **LGI** which plans
an **additional 94,000 m2** of
facilities including **£9.5m** adult
hospital & site for **new Leeds
Children's Hospital**



+8.9m

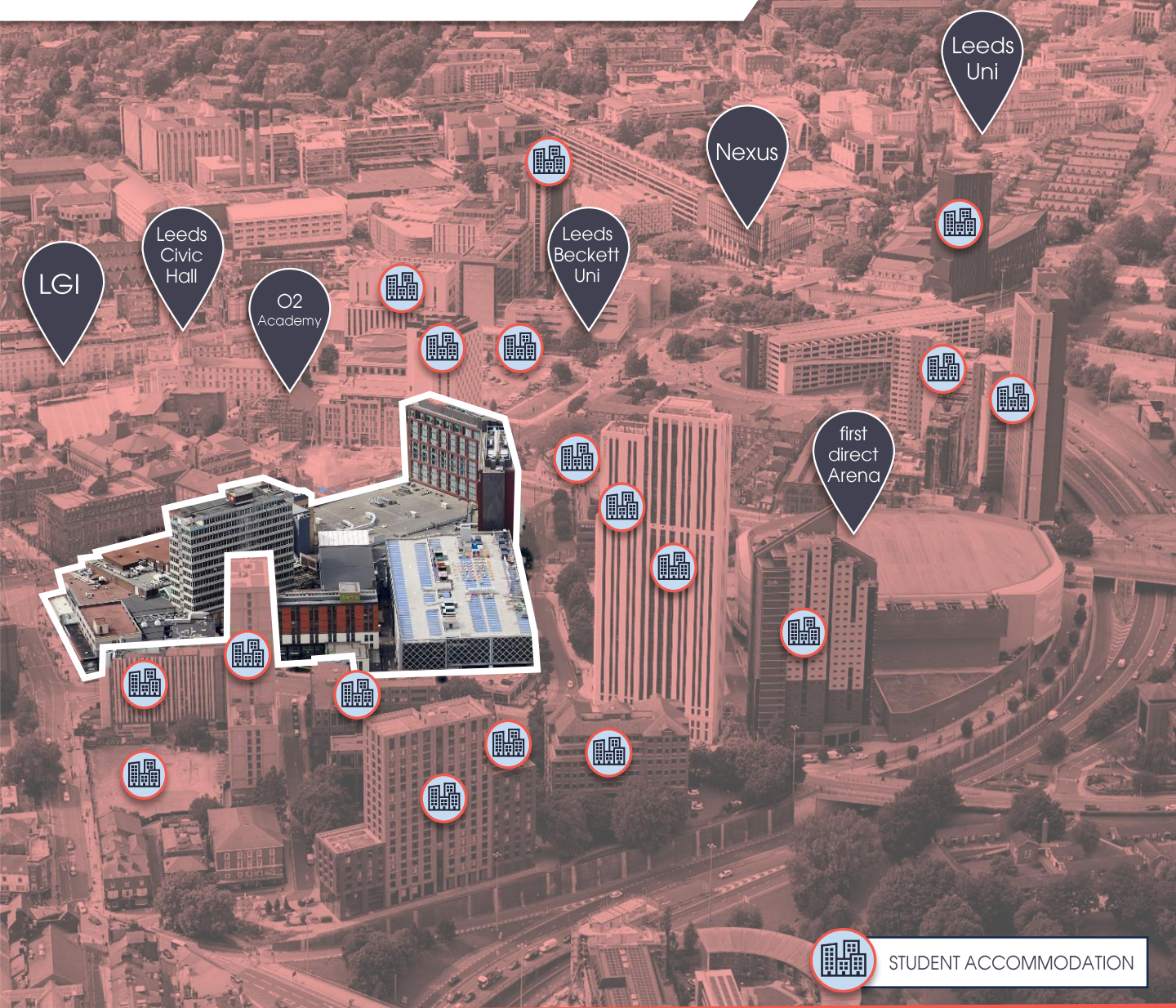
internal visitors at the
Merrion Centre in 2023



13.5k Capacity
fd Arena directly
adjacent

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Join us at the Merrion Centre



Enquiries:



Town
Centre
Securities

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IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

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The date of these Particulars is March 2024.