



**merrion™  
centre**

**merrioncentre.co.uk**

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## Accommodation

Ground Floor	750 sq. ft	70 sq. m
Basement	774 sq. ft	72 sq. m
<b>Total</b>	<b>1,524 sq. ft</b>	<b>142 sq. m</b>

# TO LET: Leisure/Retail Space

## To Let

**15 Merrion Centre,  
Leeds**

### Accommodation

The property is situated in a prime position near the main entrance, off Merrion Street, and close to Iceland, The Works, Ryman and the official Leeds United Club Store.

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

Upon Application

### Tenure

Available to let on an effective full repairing & insuring Lease, on terms to be agreed

### Rates

- Rateable Value (2023/24): £27,750

- Rates Payable (2023/24): £14,208

You may be eligible for a retail discount under the governments business rates relief 2023/2024. Please check with the local charging authority

### Service Charge

The on-account service charge budget for the current year (2023/24) is £17,526.49

### Legal Costs

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

### EPC Rating

C



**For viewing and further information, contact**



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The date of these Particulars is October 2023.



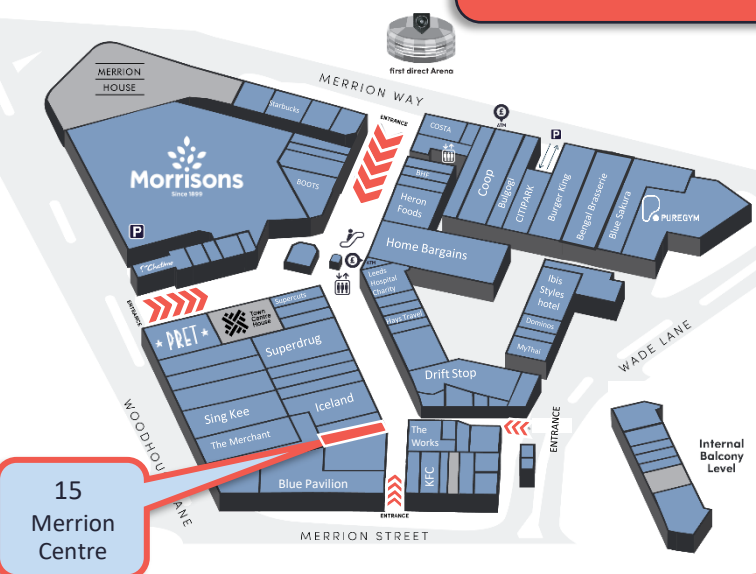
 **4 Universities** on main route (by foot) into the city  
with **+80,000 students**  
living within a 15 min walk  
(**& more anticipated!**)



**+8.2m**  
internal visitors at the  
Merriion Centre in 2022


 **13.5k Capacity**  
fd Arena directly adjacent

**+2900**  
  
car parking spaces  
nearby including  
**on-site CitiPark**



**8,372** Existing apartments  
within the immediate vicinity  


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

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