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Accommodation

Ground Floor	6,289 sq. ft	423 sq. m
Total	6,289 sq. ft	423 sq. m

TO LET: Leisure/Retail Space

To Let

**34-38 Woodhouse Lane
 Merrion Centre,
 Leeds**

Accommodation

The property is situated in a prime position on Woodhouse Lane which is the main arterial run from Leeds Universities into the city. Adjacencies include Pret, PRYZM Nightclub, Sing Kee Supermarket and The Merchant Pub'

The existing area includes several offices, residential buildings and hotels with a vast amount of more residential developments in the pipeline.



Rent

Upon application

Tenure

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

Rates

- Rateable Value (2023/24): £112,000
 - Rates Payable (2023/24): £57,344

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 £41,800

Legal Costs

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

EPC Rating

B



For viewing and further information, contact



**Town
 Centre
 Securities**

0113 222 1234

**charles.newman@tcs-plc.co.uk
 harry.williams@tcs-plc.co.uk**



0113 243 1133

**www.fjltd.co.uk
 louise.larking@fjltd.co.uk
 jack.franis@fjltd.co.uk**



0113 244 0100

**JHowe@savills.com
 Mhodgson@savills.com**

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The date of these Particulars is August 2023.



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

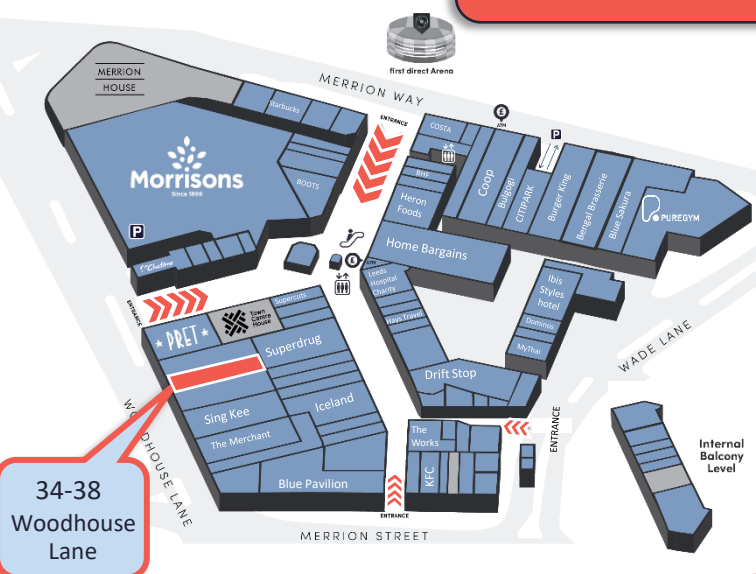


+8.2m
internal visitors at the
Merriion Centre in 2022

 **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