



**merrion™
centre**

merrioncentre.co.uk
@themerrioncentre @merrioncentre @merrioncentre

To Let

Unit 49-51
Merrion Centre,
Leeds, LS2 8PJ

Retail Opportunity

Accommodation

The property is situated on a **prime, internal corner position** close to the flagship **Morrisons, Home Bargains** and **Heron Foods**. The unit features a **fully glazed storefront**, complemented by extensive additional glazing to the side, ensuring **exceptional prominence** and **high visibility**.

It is 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): £53,500**
- **Rates Payable (2023/24): £27,392**

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 **£24,996.58**

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	2,633 sq. ft	244 sq. m
Total	2,633 sq. ft	244 sq. m

Updated: 18/05/2022

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

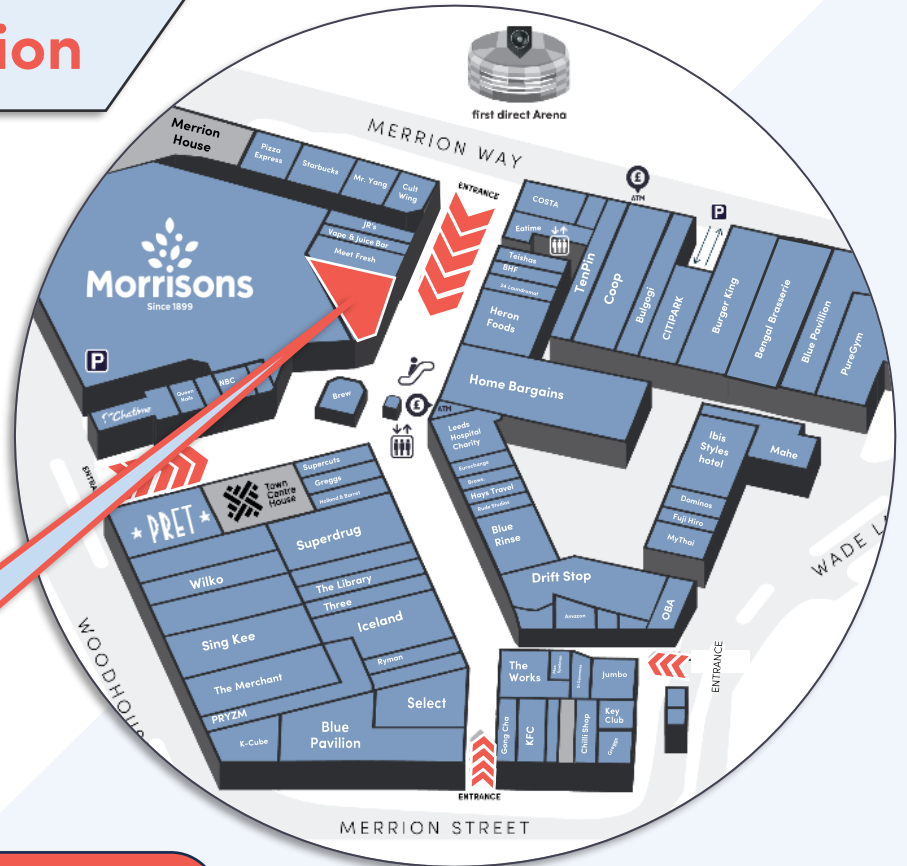
An asset of
 **Town
Centre
Securities**

A Prime Location



**merrion
centre**

**49-51
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

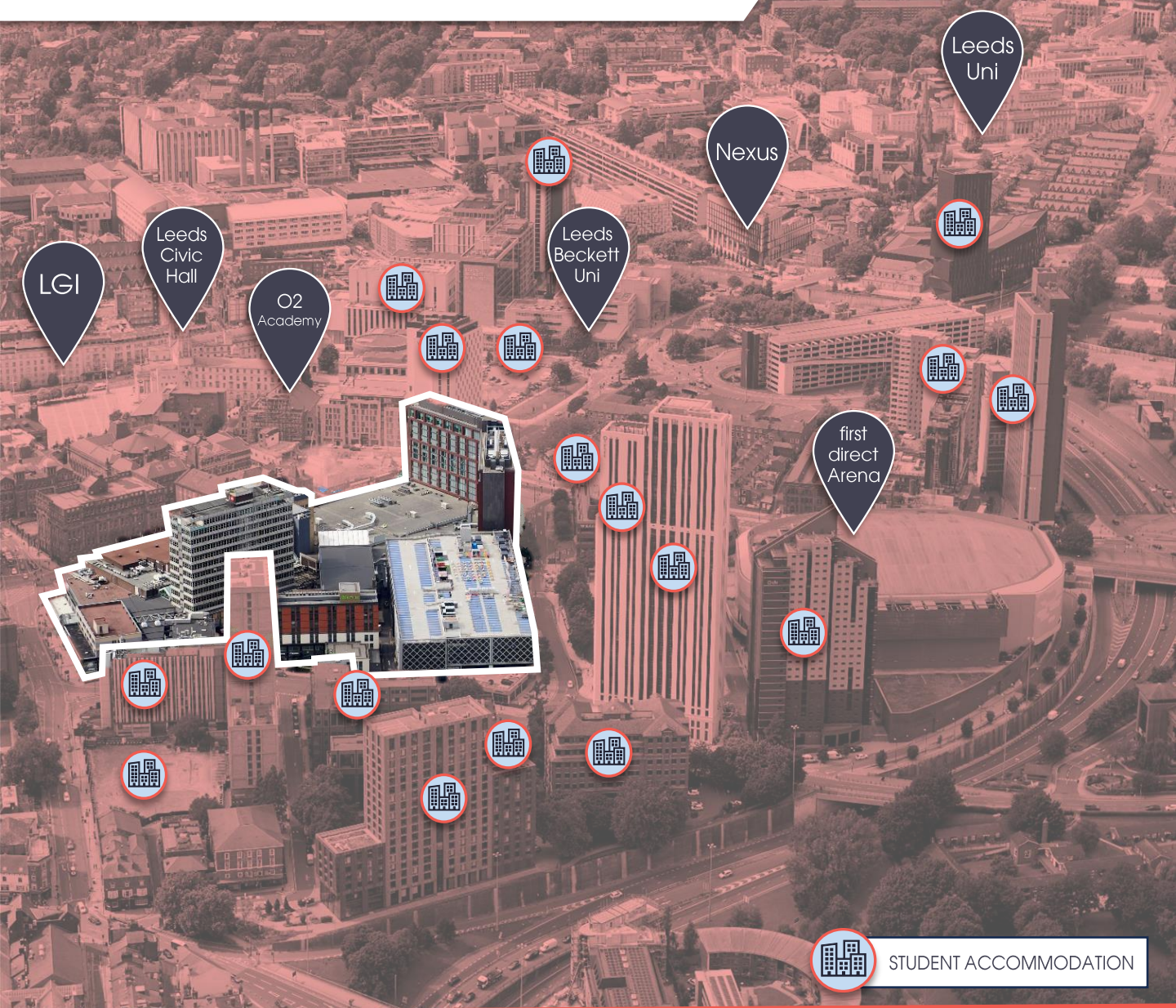
internal visitors at the Merrion Centre in 2023



13.5k Capacity fd Arena directly adjacent

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

Join us at the Merrion Centre



Enquiries:



Town
Centre
Securities

0113 222 1234

lynsey.clarke@tcs-plc.co.uk
harry.williams@tcs-plc.co.uk

FOX
LLOYD
JONES

0113 243 1133

www.fjltd.co.uk

louise.larking@fjltd.co.uk
jack.francis@fjltd.co.uk



savills.co.uk



0113 244 0100

jhowe@savills.com
lmojen.buckroyd@savills.com

IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

These Particulars have been prepared & are intended only as a general outline for the guidance of intending purchasers & lessees. These Particulars are not intended to be & do not constitute, the whole or part of, an offer or contract. All descriptions, dimensions, references to condition & necessary permission for use and/or occupation & all other details & information are provided for guidance only & as a recipient of these Particulars, you must not rely on them, whether as statements, conditions, representations, warranties or otherwise. You must satisfy yourself as to the property & its suitability for your purposes by inspection, searches or otherwise. You agree that TCS, FLJ & Savills will provide no remedy in respect of the contents of these Particulars (except in the case of fraud). No person employed or engaged by TCS, FLJ & Savills has any authority to make or give any statement, condition, representation or warranty in relation to this property or otherwise. Unless otherwise stated, all prices & rents quoted are exclusive of VAT.

The date of these Particulars is March 2024.