



**merrion™
centre**

merrioncentre.co.uk
@themerrioncentre @merrioncentre @merrioncentre

To Let

Unit 42A-50,
Merrion Centre,
Leeds, LS2 8PJ

Retail Opportunity

Accommodation

Discover this prime corner opportunity on the **upper balcony level** of the Merrion Centre. This exceptional space features **glazed return frontages** and **private access**, ensuring a **prestigious presence** for your business.

The current layout includes a **spacious open reception area** complemented by **several smaller rooms** to the rear, ideal for a variety of retail or commercial purposes. Other brands on your doorstep include **Ambassador Barbers** and **'Parcel Point'** which hosts convenient **Amazon Lockers**.

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): £69,000**

- **Rates Payable (2023/24): £35,328**

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

Service Charge

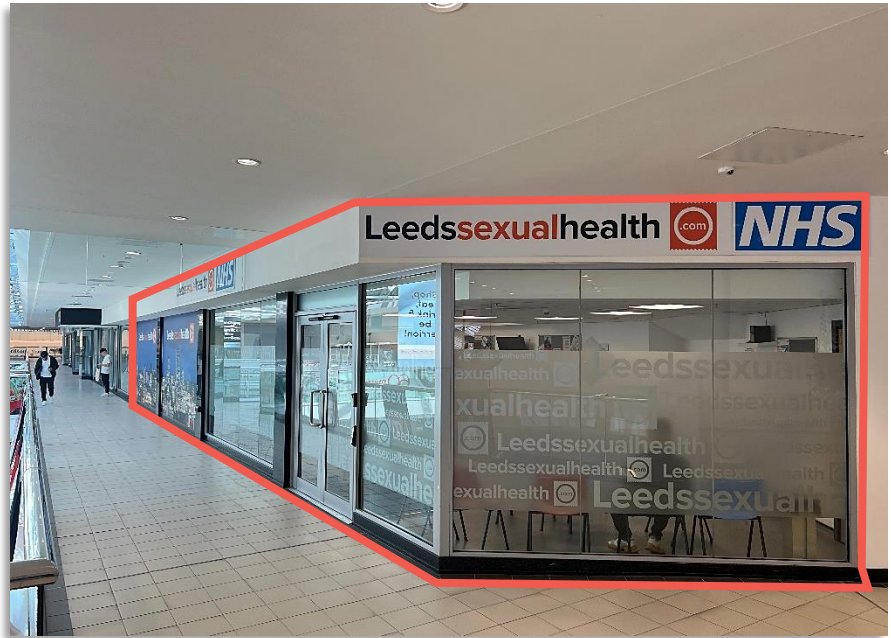
The on-account service charge budget for the year (2023/24) is **£31,303.40**

Legal Costs

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

EPC Rating

D



Unit specification:

Total 4,710 sq. ft 437.57 sq. m

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

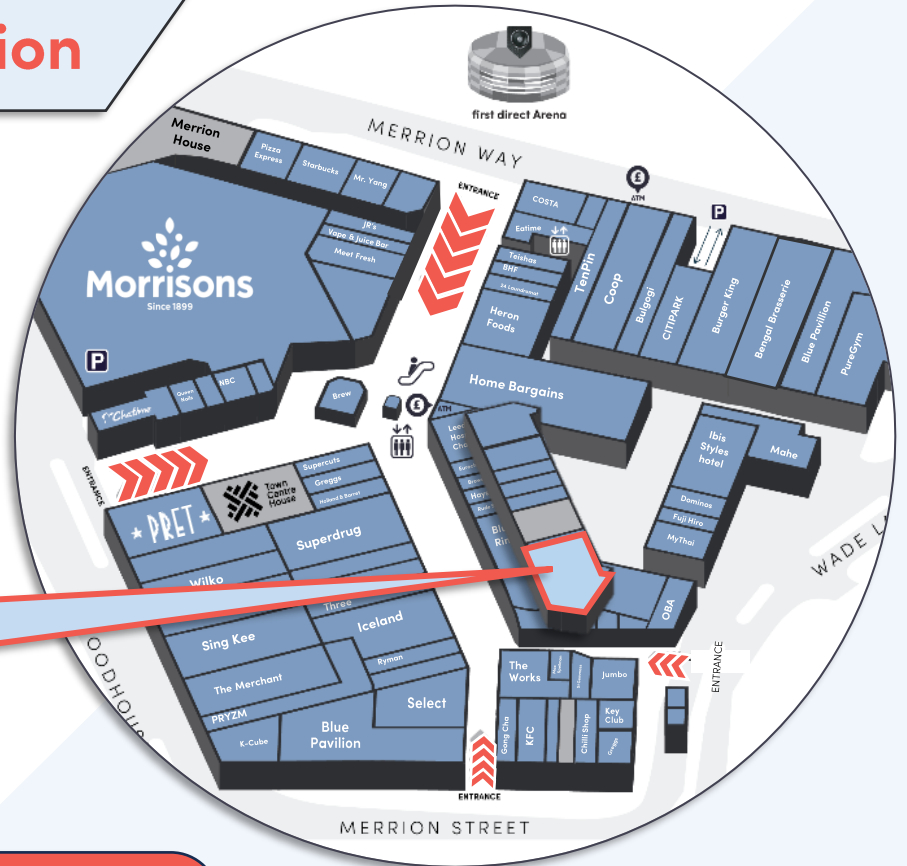
An asset of
 **Town
Centre
Securities**

Updated: 19/06/2024

A Prime Location



**merrion
centre**



**42A-50
Merrion
Centre**
Upper
balcony level



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

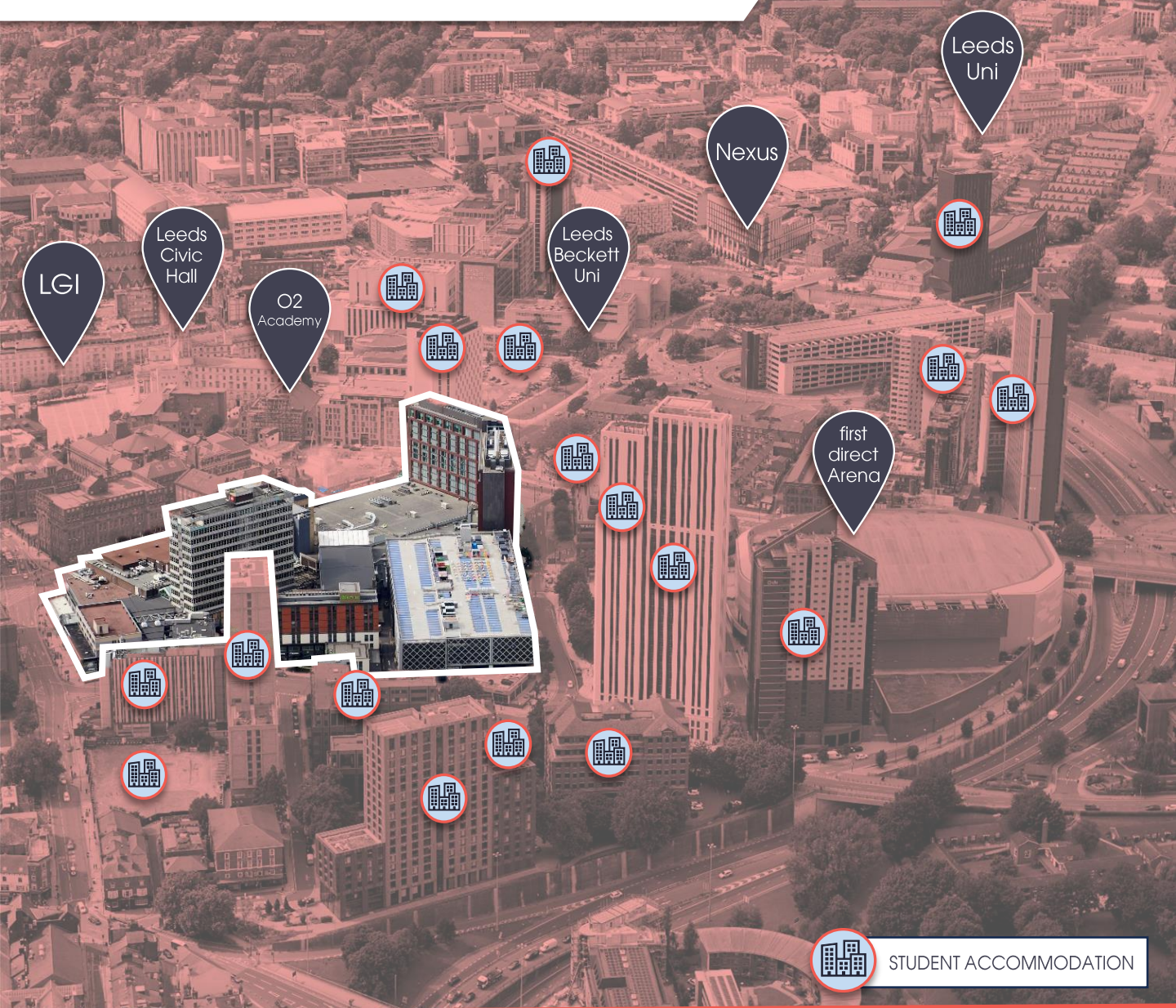
internal visitors at the
Merrion Centre in 2023



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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The date of these Particulars is March 2024.