



**merrion
centre**

merrioncentre.co.uk
@themerrioncentre @merrioncentre @merrioncentre

To Let

Unit 13,
Merrion Centre,
Leeds, LS2 8PJ

Retail Opportunity

Accommodation

Discover this **prime opportunity** on the **main, busiest entrance** to the Merrion Centre. This exceptional space offers **excellent visibility**, featuring **glazed return frontages** and **easy access** ensuring a prestigious presence on the main mall for your business.

Other brands on your doorstep include **The Works, Drift Stop,** and **Ryman** making it an ideal location for any business looking to thrive.

Rent

Upon application

Tenure

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

Rates

- **Rateable Value (2024/25): £32,250**
- **Rates Payable (2024/25): £16,093**

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

Service Charge

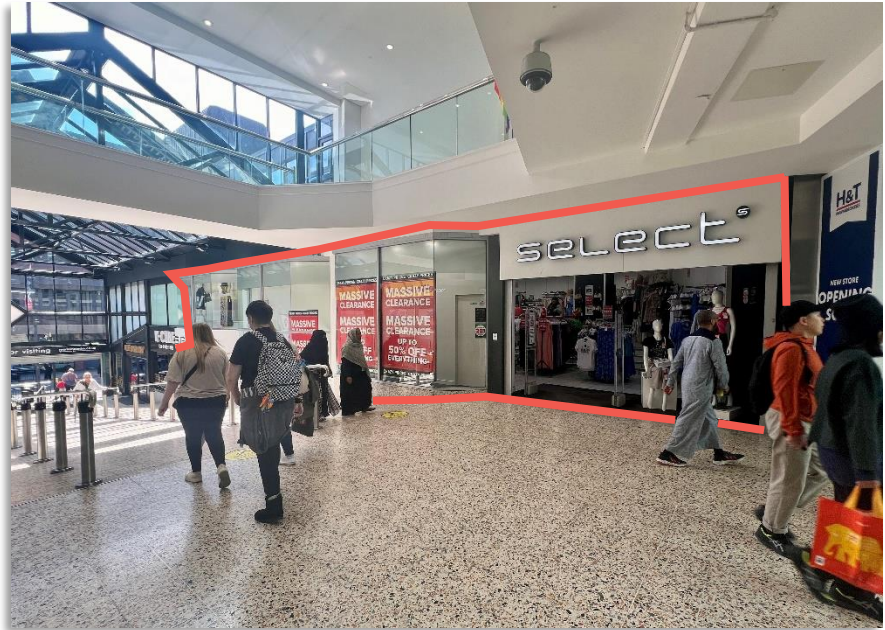
The on-account service charge budget for the year (2024/25) is **£39,896.05**

Legal Costs

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

EPC Rating

D



Unit specification:

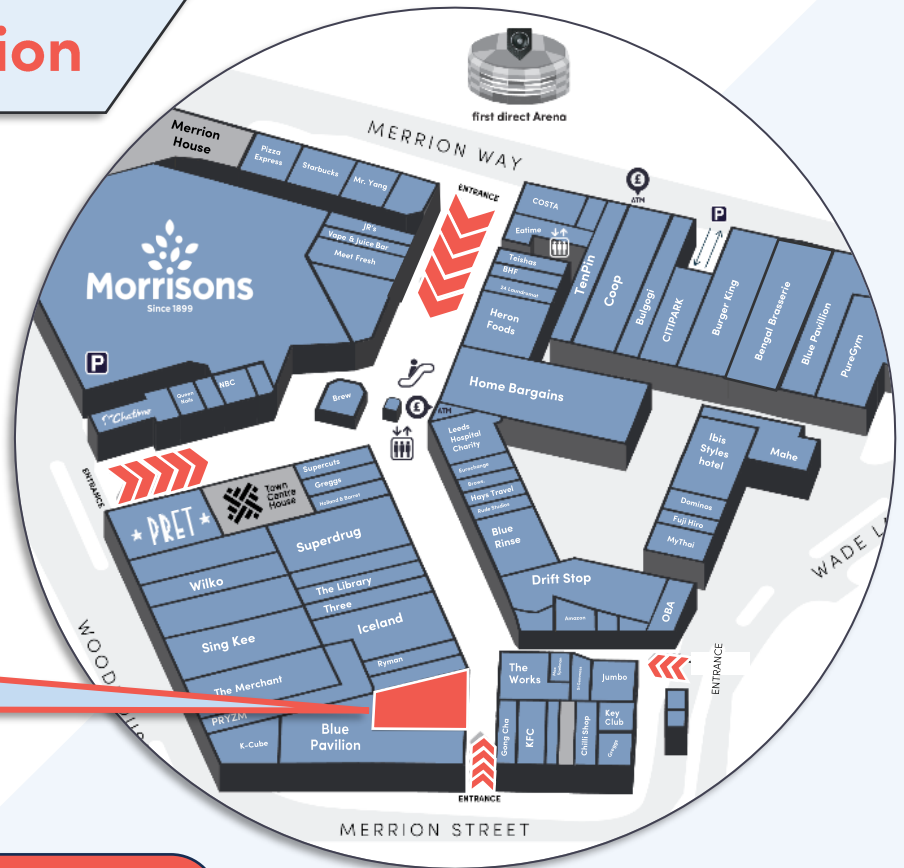
Total 3,812 sq. ft 354.15 sq. m

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

A Prime Location



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**13
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

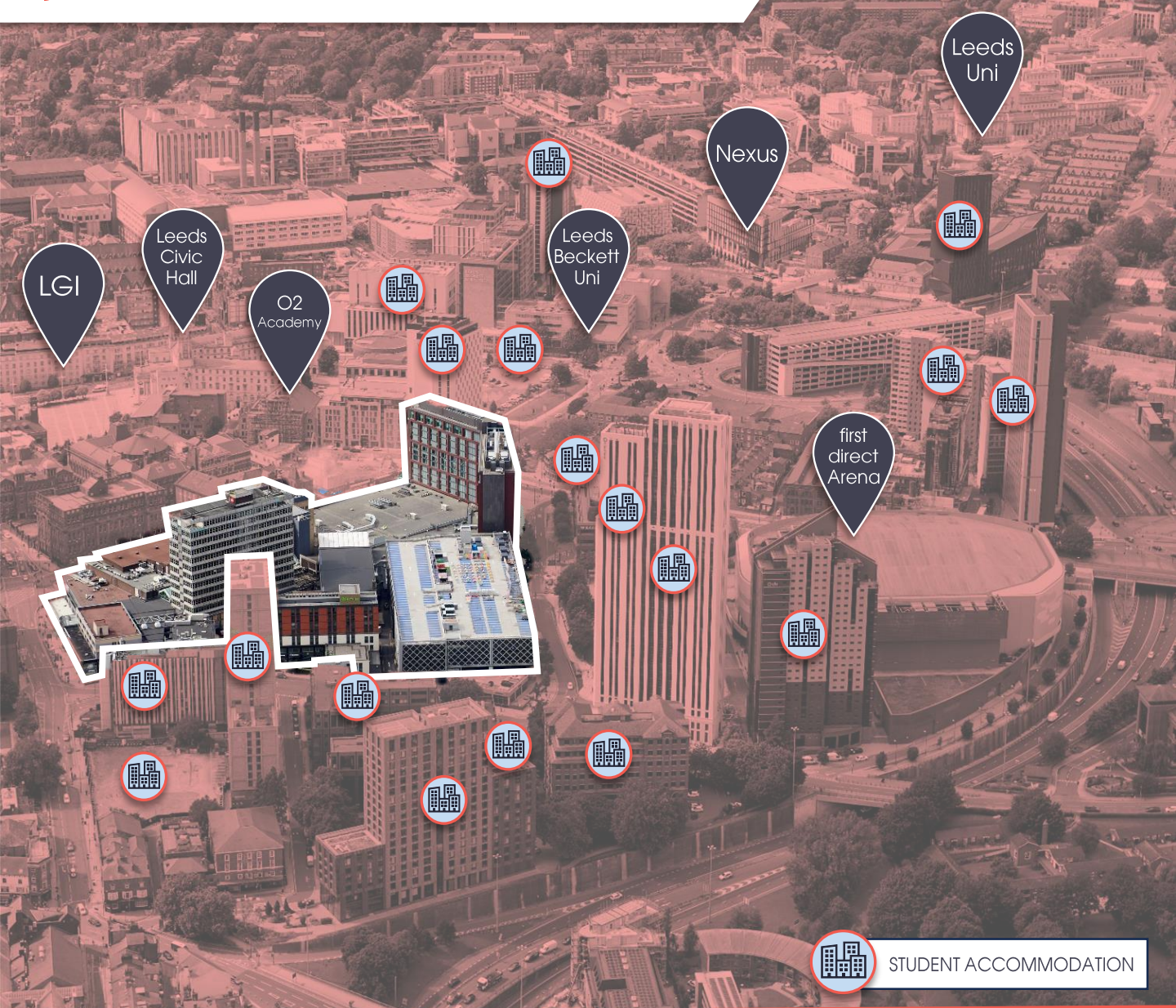
 Just **265m** from **LGI** which plans an **additional 94,000 m2** of facilities including **£9.5m** adult hospital & site for **new Leeds Children's Hospital**

 **+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



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The date of these Particulars is March 2024.