

Accommodation

Ground Floor Sales	414 sq. ft	38.5 sq. m
Total	414 sq. ft	38.5 sq. m

Retail / Leisure Space Available

To Let

**Kiosk 12-14
Merrion Centre,
Leeds**

Accommodation

The premises are located on a prime corner position at the busy junction of two entry points to the Merrion Centre. Nearby retailers include Jumbo Records, Iceland, The Works and Max Spielman.

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

Rates

- Rateable Value (2023): £17,250
- Rates Payable (2023): £8,607.75

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 **£5,620**

Legal Costs

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

EPC Rating

E



For viewing and further information, contact



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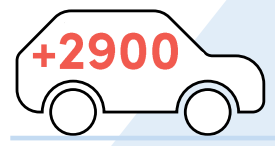


 **4 Universities** on main route (by foot) into the city
with **+80,000 students**
living within a **15 min walk**
(**& more anticipated!**)

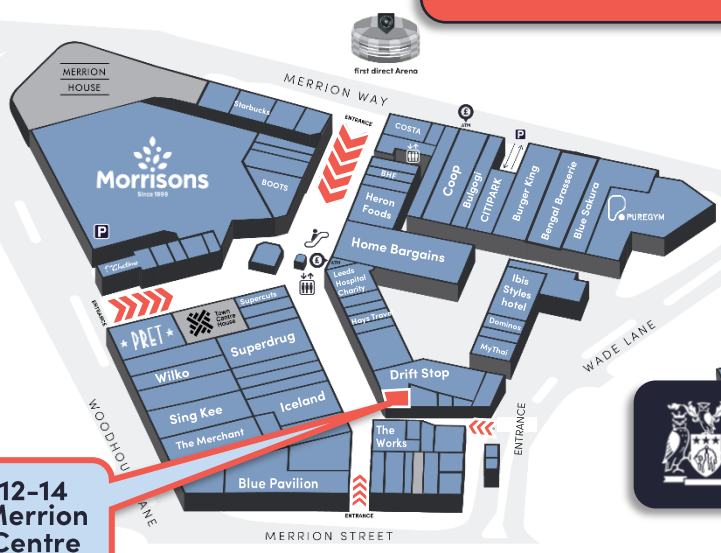


+8.2m
internal visitors at the
Merrion Centre in 2022

 **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



**12-14
Merrion
Centre**

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