

A NEW LEISURE OPPORTUNITY

**WELCOME
TO THE
NEXT BIG
THING
IN LEEDS**

**72 Merrion Street,
Leeds, LS2 8LY**



**merrion
centre**

merrioncentre.co.uk

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This is your opportunity to establish a thriving restaurant, bar, or entertainment venue on Merrion Street, right in the heart of Leeds' bustling Arena Quarter.



A Prime Location

To bring your business



13.5k Capacity
fd Arena directly adjacent



8,372 Existing apartments within the immediate vicinity

With a further **5,000** on-site or in the pipeline

3 minute walk to Leeds' award winning outdoor city centre live entertainment venue **Millenium Square**



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

Easy access



Merrion Street is adjacent to several major **bus routes** and **main arterial roads**.

It is just a 10 minute walk to **Leeds Railway Station**



Nestled near the first direct Arena, an **exceptional opportunity awaits those** looking to tap into Leeds' vibrant entertainment scene.

With a constant influx of residents, office workers and concert-goers, the strategic location is ideal for a dynamic bar, restaurant, or entertainment venue.

With almost **12,500 sq.ft of space available**, an **exclusive street level entrance** and prominent corner elevation, this versatile space is set to become a **vital part of Leeds' lively entertainment landscape** and perfectly complements the **energetic atmosphere** across the surrounding area.

The Opportunity

c. 12,500 sq.ft of prime space



Leisure brands within the immediate vicinity include:

JUNK
YARD
GOLF
CLUB

ROXY

WALKABOUT

MOJO

CAROUSEL

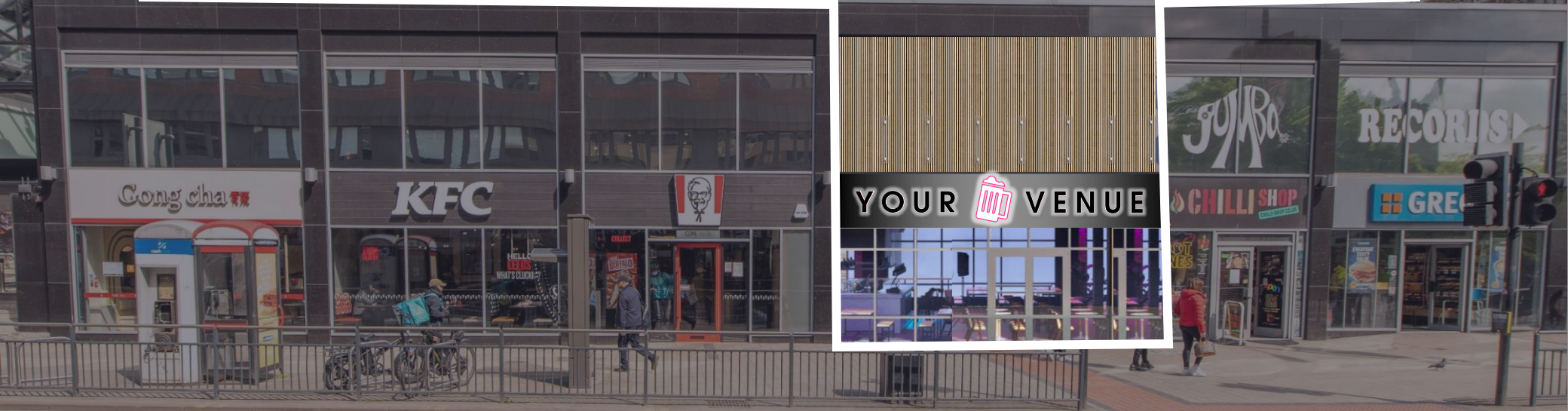
Turtle Bay
Caribbean Social

JE
K-CUBE
LIV PARTY BAR

wetherspoon



72 Merrion Street A Striking Street Presence



Ground Floor

72 Merrion Street, Leeds



ACCOMMODATION :

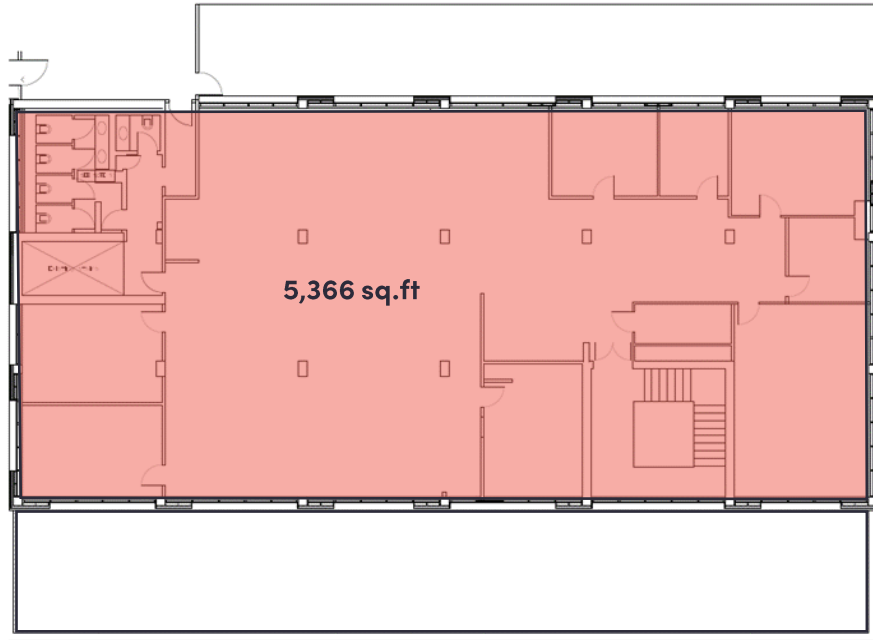
GROUND FLOOR	1,424 SQ.FT
SECOND FLOOR	5,366 SQ.FT
THIRD FLOOR	5,648 SQ.FT
TOTAL	12,438 SQ.FT

- Step into success with **a hugely prominent unit** boasting **street level access**, perfect for **drawing in customers** and creating **a distinct brand presence**.
- Prime location for **social ventures**, offering **maximum visibility and accessibility**. Capitalise on the **bustling atmosphere of street life** while captivating passersby with your unique offering.
- Existing **lift access** to each floor ensures seamless connectivity and convenience for both customers and staff.
- Dedicated **servicing access** to the rear streamlines operational processes and ensures efficient maintenance of the property.



Second Floor

72 Merrion Street, Leeds



WADE LANE

MERRION STREET

ACCOMMODATION :

GROUND FLOOR	1,424 SQ.FT
SECOND FLOOR	5,366 SQ.FT
THIRD FLOOR	5,648 SQ.FT
TOTAL	12,438 SQ.FT

- Elevate your business to new heights on our **extensive second floor space**.
- Ideal for those seeking to create an **unforgettable ambiance**. You'll be able to provide an **immersive experience** for patrons, setting your establishment apart from the rest.
- Large open floorplate offers **versatile layout options** and ample space for customisation to suit your business needs.
- Glazing to all elevations **floods the interior with natural light**, creating a bright and inviting atmosphere while offering **panoramic views** of the surrounding area.



Potential for Juliette Balconies

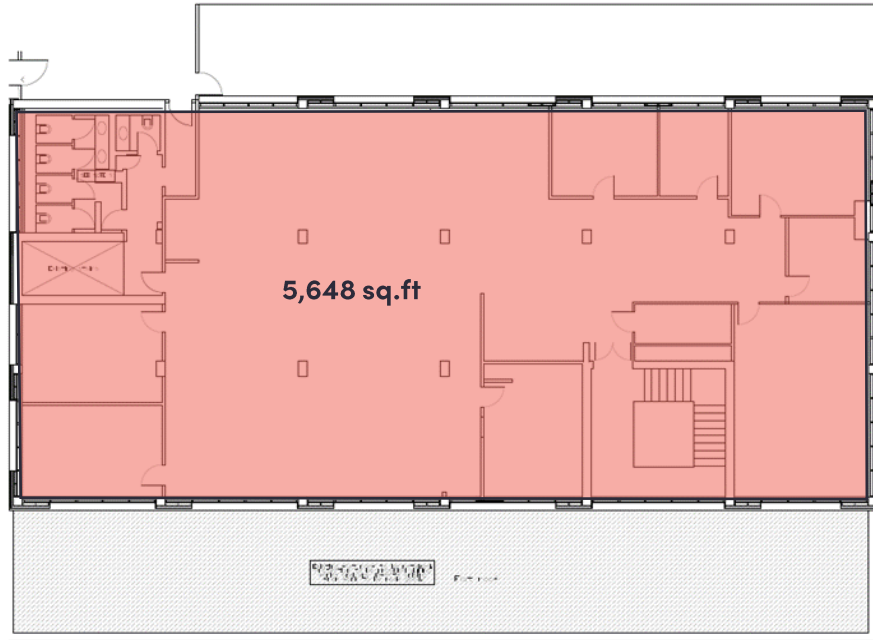
Second Floor

72 Merrion Street, Leeds



Third Floor

72 Merrion Street, Leeds



WADE LANE

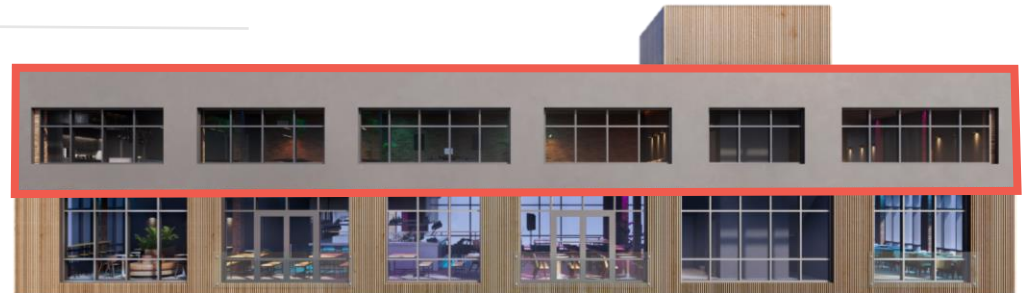
MERRION STREET

ACCOMMODATION :

GROUND FLOOR	1,424 SQ.FT
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TOTAL	12,438 SQ.FT

- Experience **versatile space** on the second floor, ideal for various ventures.
- Customise the layout for **public areas, behind-the-scenes offices**, or a **private VIP level**, offering endless configuration possibilities.
- Enjoy a **serene environment** away from street-level hustle, creating a tranquil, focused setting for employees and visitors.
- Elevate your business with this **adaptable, elevated space** that meets diverse needs and enhances productivity.

Potential high level signage zone



Third Floor

72 Merrion Street, Leeds





Why Leeds?

As a key contributor to the UK economy, there's a reason businesses choose Leeds as a location to invest and grow.

3 million

Population in
Leeds City Region

£70bn

GVA

UK's largest

city for Finance
and Legal Services

£43.5m

in venture capital investment
attracted in 2020

39,000

largest student talent pool
of graduates annually

9

Universities within
Leeds City Region

56%

of graduates stay in
Leeds City Region

352,000

People working in
professional services

40+

financial institutions with
proven strengths in retail
banking, consumer and
business lending and insurance

28

of the UK's
top law firms

The perfect space to bring your place

Rent

Upon application

Tenure

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

Rates

- Rateable Value (2024/25): £150,250
- Rates Payable (2024/25): £76,928

You may be eligible for 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 **£56,486**

Legal Costs

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

EPC Rating

C





Don't miss out on the chance to be part of the next big thing in Leeds' culinary and entertainment landscape.

Contact us to discuss how we can help turn your vision into a reality at the Merrion Centre - where great food, fantastic drinks, and unforgettable experiences come together.

Your success story starts here!

Enquiries:



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Facts sources: PFM Footfall Counting System, SMG, Leeds City Council, Leeds City Region Enterprise Partnership, Business Register Employment Survey, ONS, HESA, Leeds University, Leeds Beckett University, Leeds City College, other education colleges, Leeds first direct arena, CACI, Welcome to Yorkshire, Centre for Cities Report 22, Property and Regional Press October 2013.

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