



**merrion™  
centre**

**merrioncentre.co.uk**  
@themerrioncentre @merrioncentre @merrioncentre

**To Let**

34-38  
Woodhouse Lane  
Merrion Centre, Leeds

# Retail Opportunity

## Accommodation

The property is situated in a prime position on Woodhouse Lane which is the main arterial run from Leeds Universities into the city and close to the 13,000 capacity first direct arena.

Adjacencies include Pret, Sing Kee Chinese Supermarket and The Merchant Pub. The existing area includes several offices, residential buildings and hotels with a vast amount of more residential developments in the pipeline.

### 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): £112,000
- Rates Payable (2023/24): £57,344

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 **£47,222.95**

### Legal Costs

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

### EPC Rating

B



## Specification:

Ground Floor Sales	6,289 sq. ft	584 sq. m
<b>Total</b>	<b>6,289 sq. ft</b>	<b>584 sq. m</b>

Updated: 25/06/2024

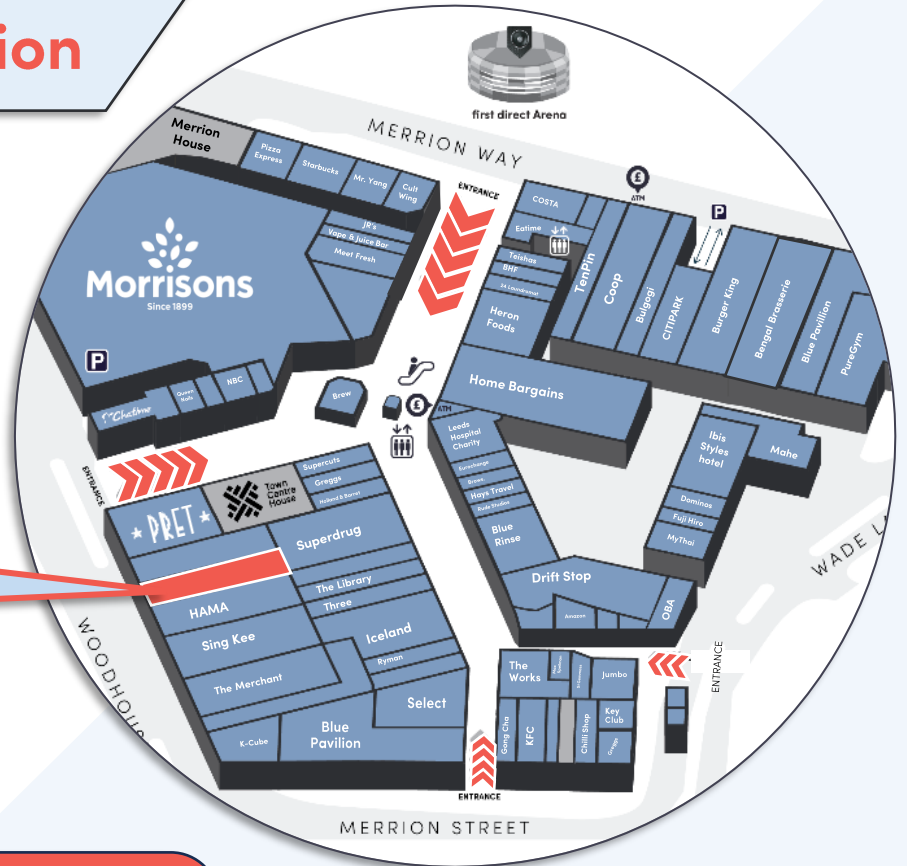
**There's never been a better time to  
shop, eat, drink & be Merrion!**

An asset of  
 Town  
Centre  
Securities

# A Prime Location



**merrion  
centre**



**34-38  
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**

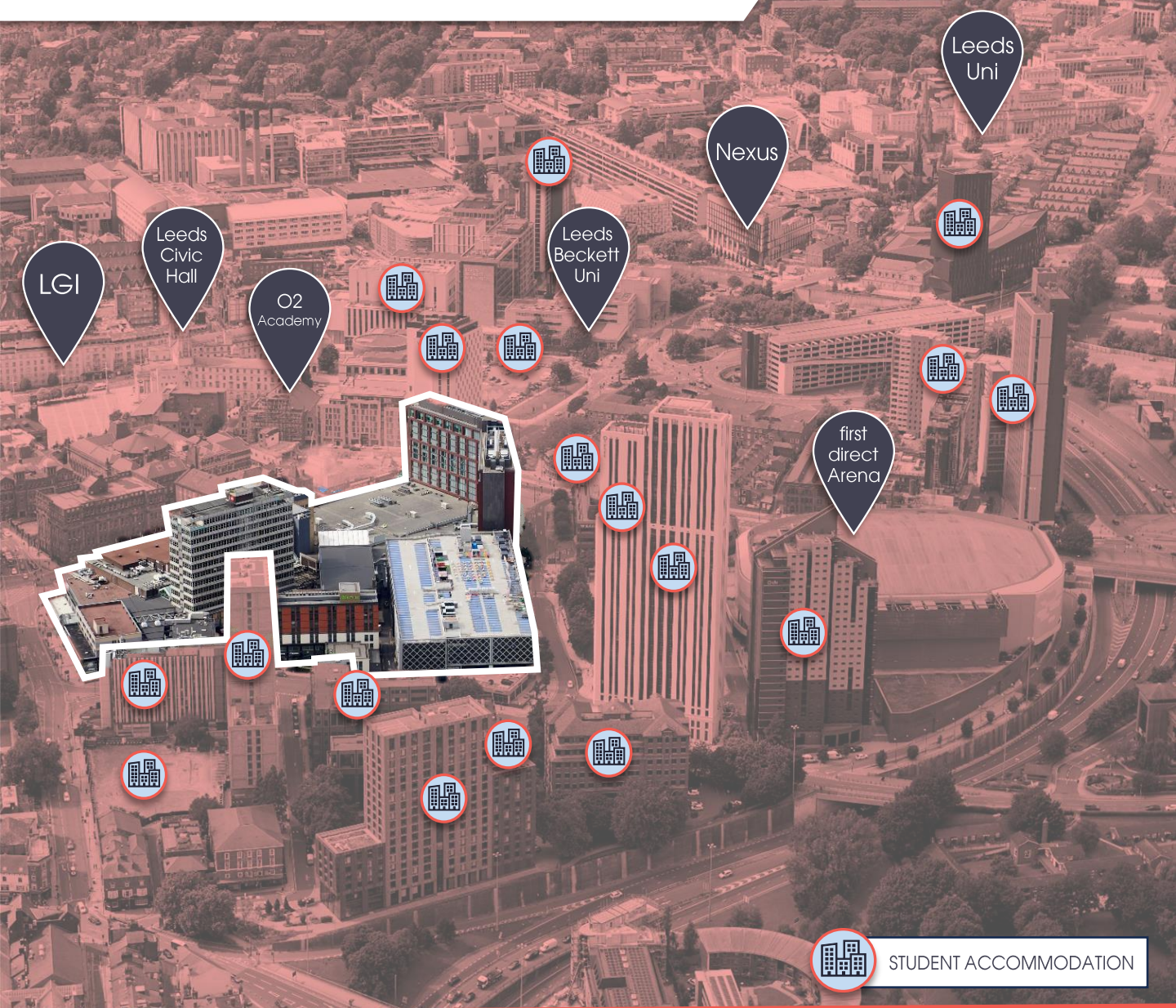
internal visitors at the  
Merrion Centre in 2023



**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.