



**merrion™
centre**

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To Let

Unit 53-55,
Merrion Centre,
Leeds, LS2 8PJ

F&B/Retail Opportunity

Accommodation

Discover this **prime opportunity** on the main mall within the Merrion Centre, close to the entrance of the **flagship CitiPark car park**. The unit is located just a two-minute walk from the **13,500 capacity first direct bank Arena**, benefiting from **exceptional footfall and visibility**.

Nearby retailers include **Cards Direct, Costa Coffee, Morrisons** and **Home Bargains**. The premises are in **excellent condition** and would suit a **variety of retail or leisure uses**, subject to consent. The unit is currently occupied but is **potentially available on a fully fitted basis**.

Please note: Strictly private and confidential – staff are unaware. Premises are subject to vacant possession.

Rent

Upon application

Tenure

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

Rates

- Rateable Value (2026/27): £43,750
- Rates Payable (2026/27): £16,713

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

Service Charge

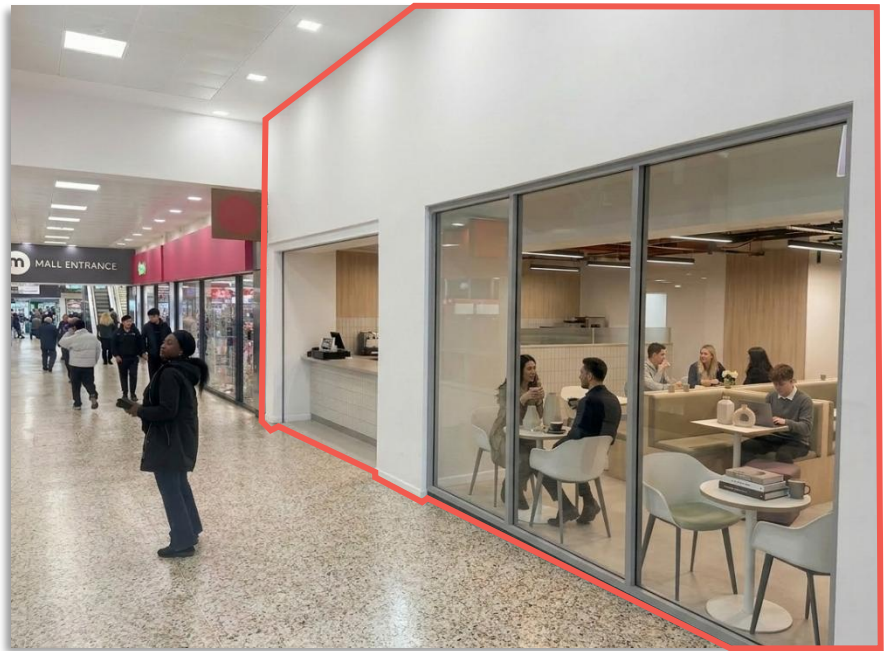
The on-account service charge budget for the year (2026/27) is **£23,931.30**

Legal Costs

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

EPC Rating

C



Specification:

Ground Floor	2,042 sq. ft	190 sq. m
Total	2,042 sq. ft	190 sq. m

Updated: 05/03/2026

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

An asset of
 Town
Centre
Securities



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Situated in a prominent position within the Merrion Centre, the accommodation offers a **highly accessible trading environment** in the heart of Leeds city centre.

The unit benefits from **extensive glazed frontage**, providing strong natural light and excellent display opportunities, together with a security shutter to the main entrance. Having been **comprehensively fitted out** by the current occupier, the premises present a **contemporary appearance** and are configured to support a **range of commercial uses**.

Benefiting from **strong connectivity** to the surrounding city core, the property forms part of a **well-established mixed-use scheme** that attracts a broad and diverse catchment throughout the day and evening, offering occupiers an opportunity to secure space within a **landmark city-centre location**.

**Join Us & Be
Part of the Action**

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Securities**

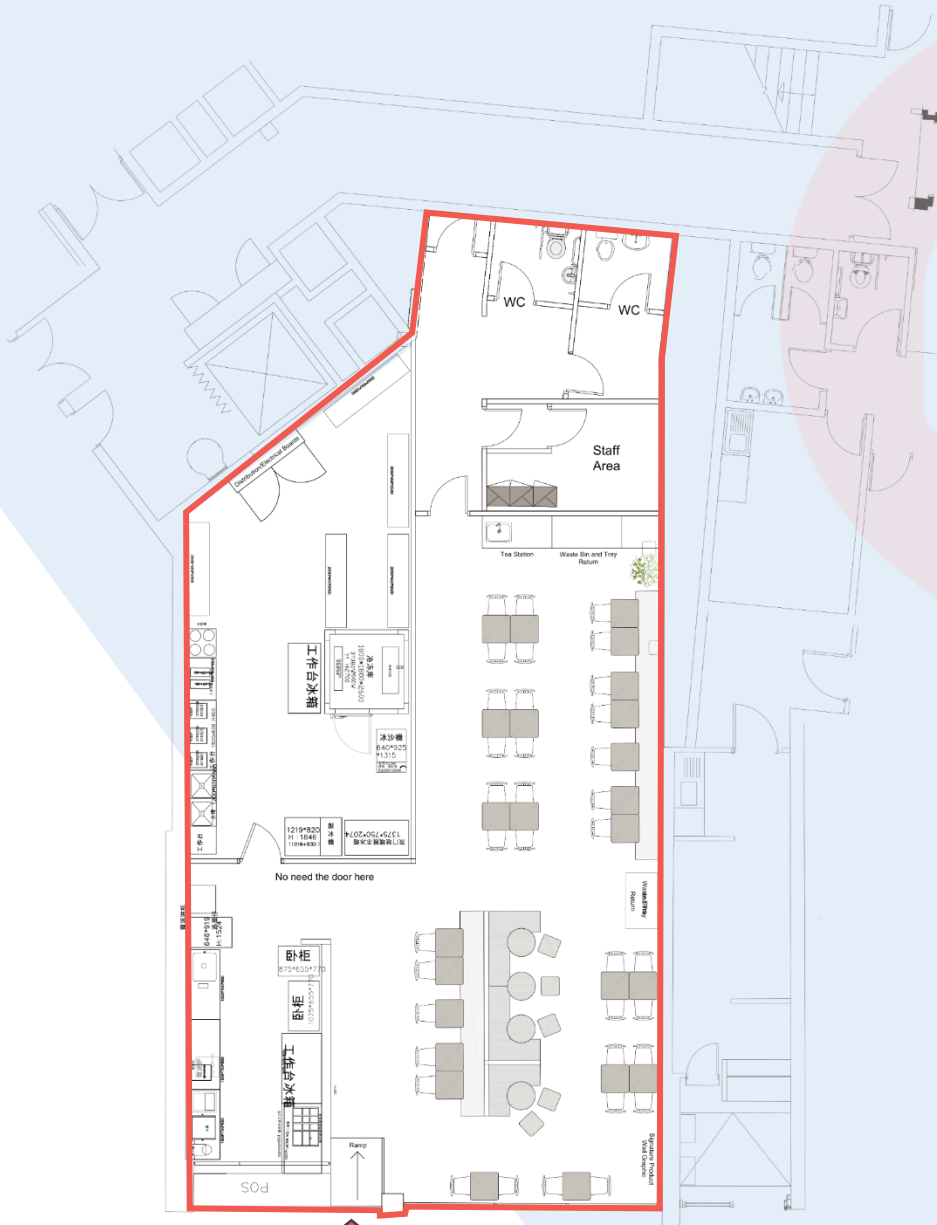


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Entrance from
main mall

GROUND FLOOR

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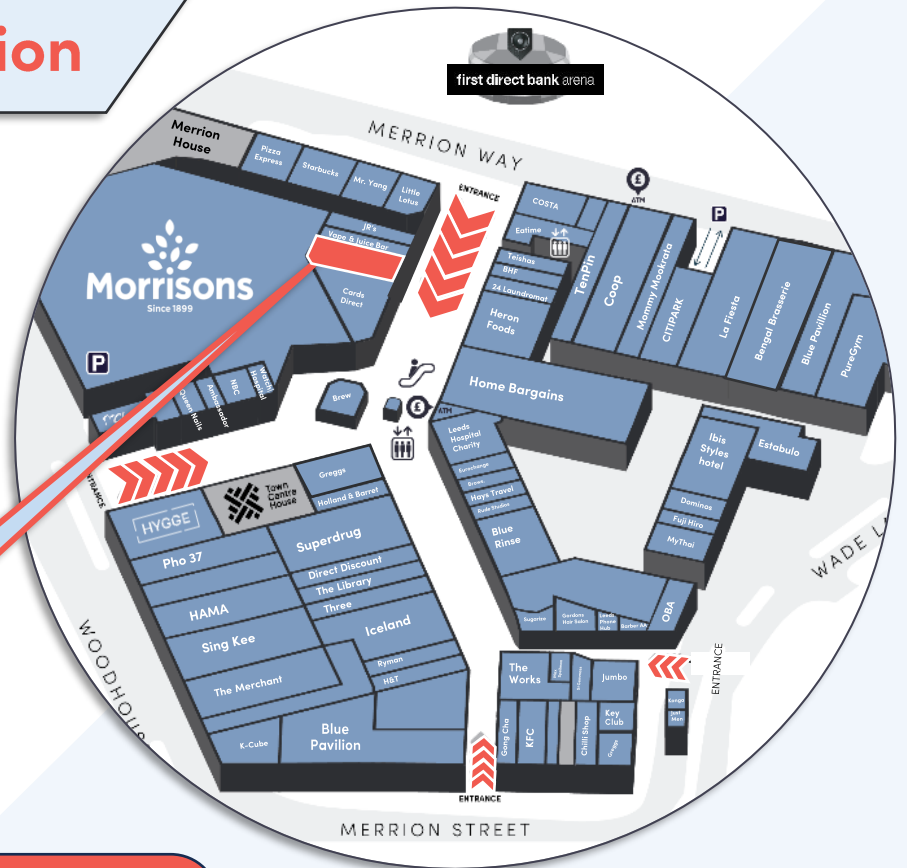
Space to Thrive – Unlock Your Potential

A Prime Location



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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**



almost 9m
internal visitors at the
Merrion Centre in 2025



13.5k Capacity
fd Arena directly
adjacent

**A landmark location,
A Prime Opportunity**

Join us at the Merrion Centre



Enquiries:



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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 June 2026