



**merrion™  
centre**

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**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 **£41,800**

### 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> |

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

An asset of



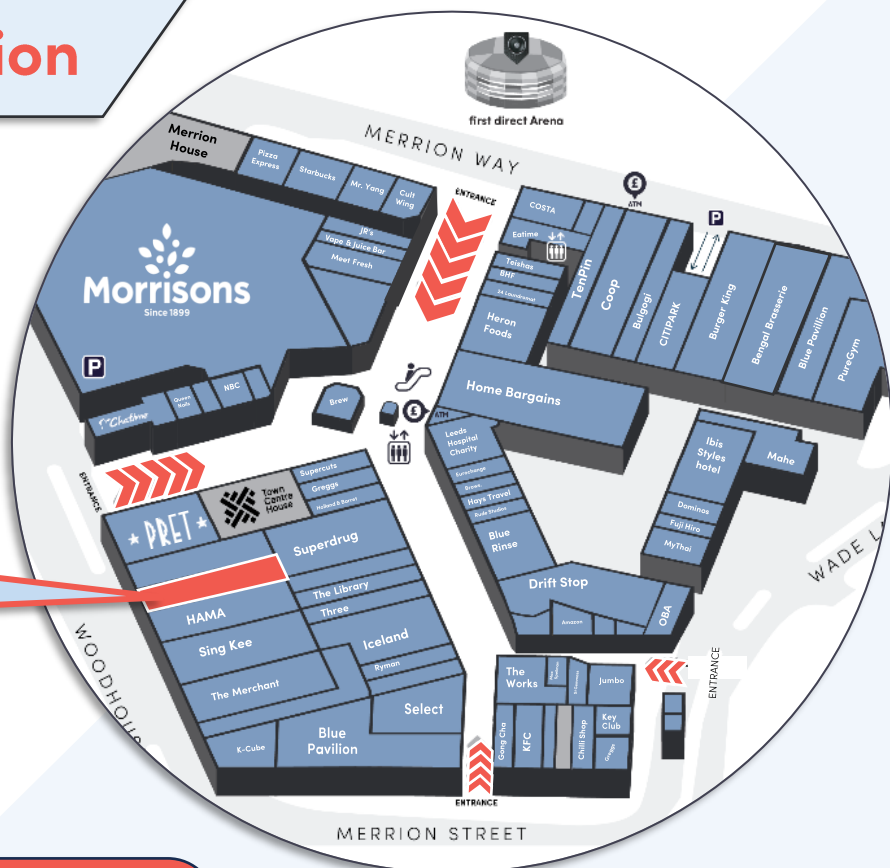
Updated: 14/03/2024

# A Prime Location



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**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**

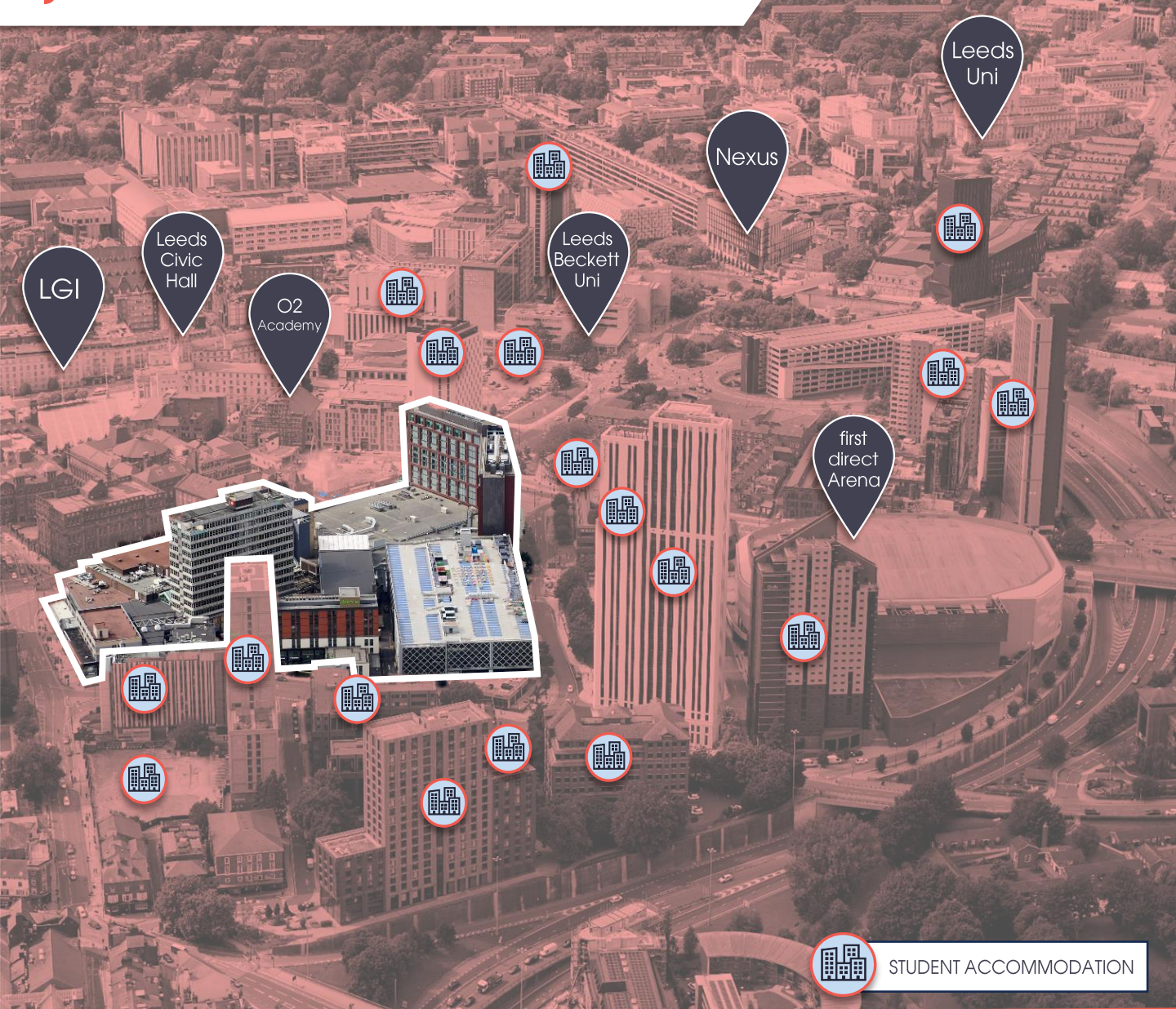
internal visitors at the  
Merrion Centre in 2023



**13.5k Capacity**  
fd Arena directly  
adjacent

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# Join us at the Merriion Centre



## Enquiries:



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### IMPORTANT NOTICE CONCERNING MISREPRESENTATIONS AND INFORMATION IN THESE PARTICULARS

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The date of these Particulars is March 2024.