

# Prime shop to let Unit 19 Sheffield



## LOCATION

Orchard Square is an open air shopping centre, which is anchored by a 45,000 sq ft **TK Maxx** and a 20,000 sq ft **River Island**. The shopping centre also acts as a thoroughfare between the prime pitch of Fargate and Church Street, which provides access to the city's office quarter.

Other retailers include; **Clarks, Body Shop, Waterstones, Starbucks, Schuh, Evans, Costa** and **Fat Face**.

## ACCOMMODATION

The property is arranged over ground and first floors, extending to the following approximate dimensions and net internal areas:-

|                     |                     |             |
|---------------------|---------------------|-------------|
| Net Frontage        | 5.18m               | 17ft        |
| Internal Width      | 5.50m               | 18ft 1ins   |
| Shop Depth          | 9.85m               | 32ft 4ins   |
| Ground Floor Sales  | 97.73m <sup>2</sup> | 1,052 sq ft |
| First Floor Storage | 29.17m <sup>2</sup> | 314 sq ft   |

## LEASE TERMS

Available by way of a new 10 year full repairing and insuring lease, subject to an upward only rent review on the 5th anniversary.

## RENT

**£65,000** per annum exclusive.

## SERVICE CHARGE

The approximate annual service charge is £6,287

## BUSINESS RATES

We are advised by the Local Rating Authority that the premises are assessed as follows:-

Rateable Value    £50,500  
UBR (2016/17)    0.497p

Interested parties should make their own enquiries with the Local Authority on 0114 2734 338.

## ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band C. A copy of the Report is available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## POSTCODE

S1 2FB

*Subject to contract June 2016*

## VIEWING

### Nick Warr:

nick.warr@gcw.co.uk  
020 7647 4818

### Phil Fishwick:

phil.fishwick@gcw.co.uk  
020 7647 4819

### Paul Lancaster:

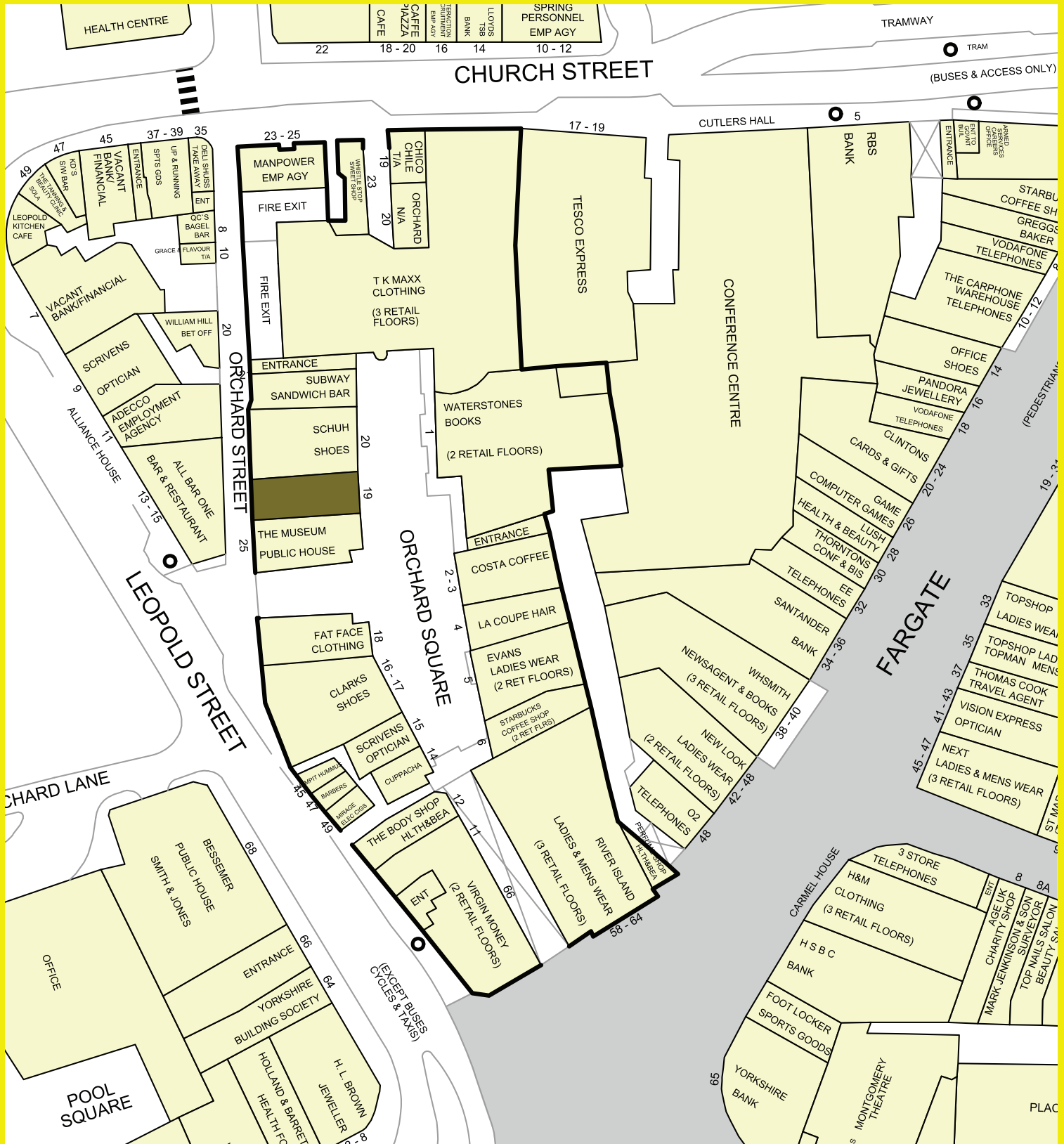
paul@paul-lancaster.co.uk  
0114 279 2852

ORCHARD  
SQUARE



# ORCHARD SQUARE

Prime Retail in the heart of Sheffield City Centre



50 metres

## Misrepresentation Act

GCW and Paul Lancaster for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein; and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. June 2016.

**GCW** CHARTERED SURVEYORS  
WWW.GCW.CO.UK  
**020 7408 0030**

**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT  
0114 279 2852