



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## SHOP TO LET

## 20 ORCHARD SQUARE, SHEFFIELD



### LOCATION

The premises occupy an excellent trading location being situated immediately adjacent to the entrance to TK Maxx and the exit/entrance to Church Street. The unit benefits from high footfall being located between Fargate and one of the city's primary office locations.

### ACCOMMODATION

The premises are arranged ground floor only and provide the following approximate dimensions and floor areas:

#### Description

Ground Floor	308 sq ft.	28.58 sq m
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### LEASE

The premises are available on a new, effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

### RENT

£10,000 per annum exclusive of rates, service charge and VAT.

#### Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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## RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Premises
Rateable Value 2017	£10,500
UBR (2017/2018)	46.6p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities

## COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

## VIEWING

Strictly by appointment through joint sole agents:-

Paul Lancaster Commercial Property Consultant.

Paul Lancaster:  
T: 0114 279 2852  
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## EPC

EPC details on request

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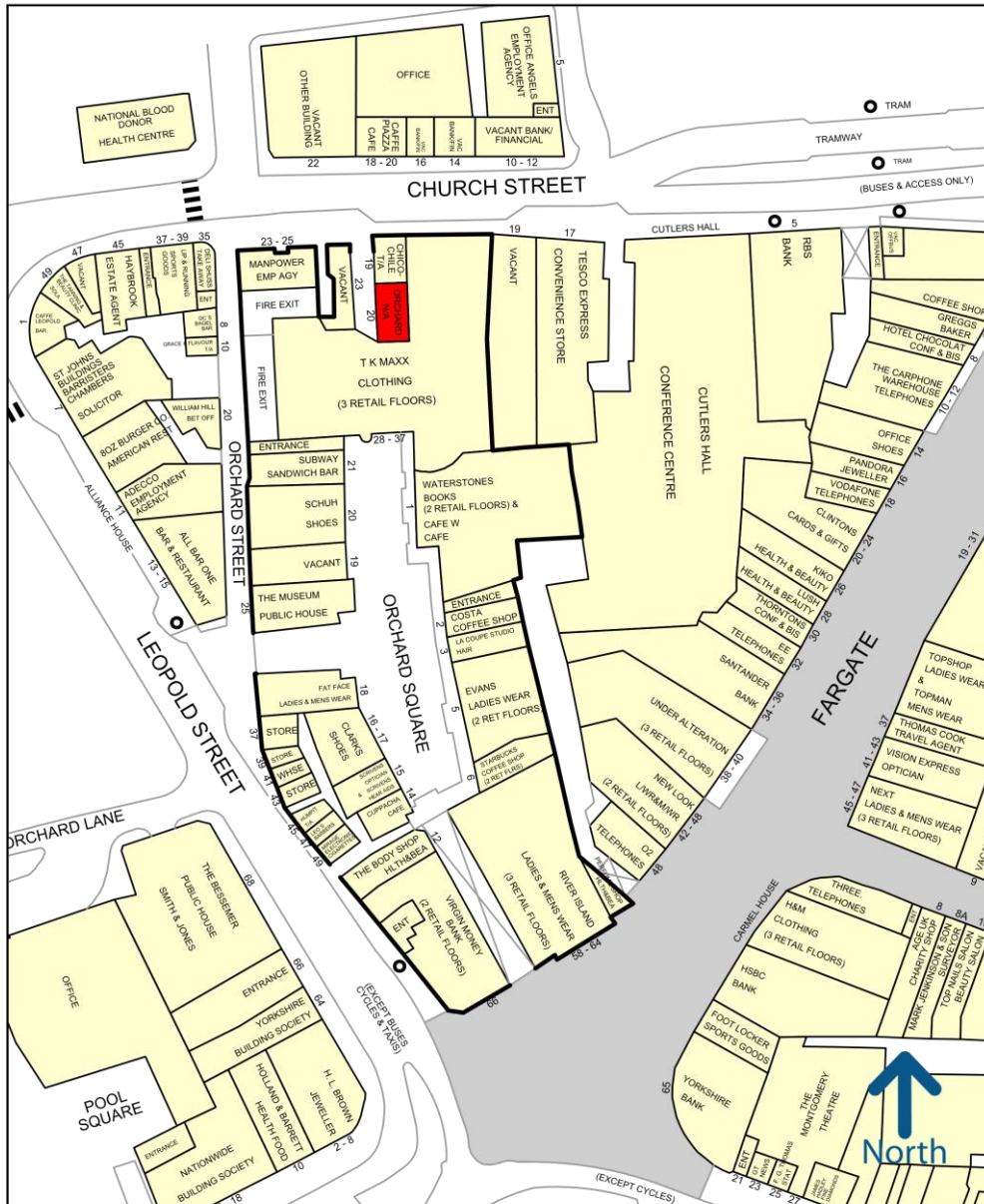


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Sheffield - Central



50 metres

Experian Goad Plan Created: 12/07/2017  
Created By: Paul Lancaster CPC



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[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

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