



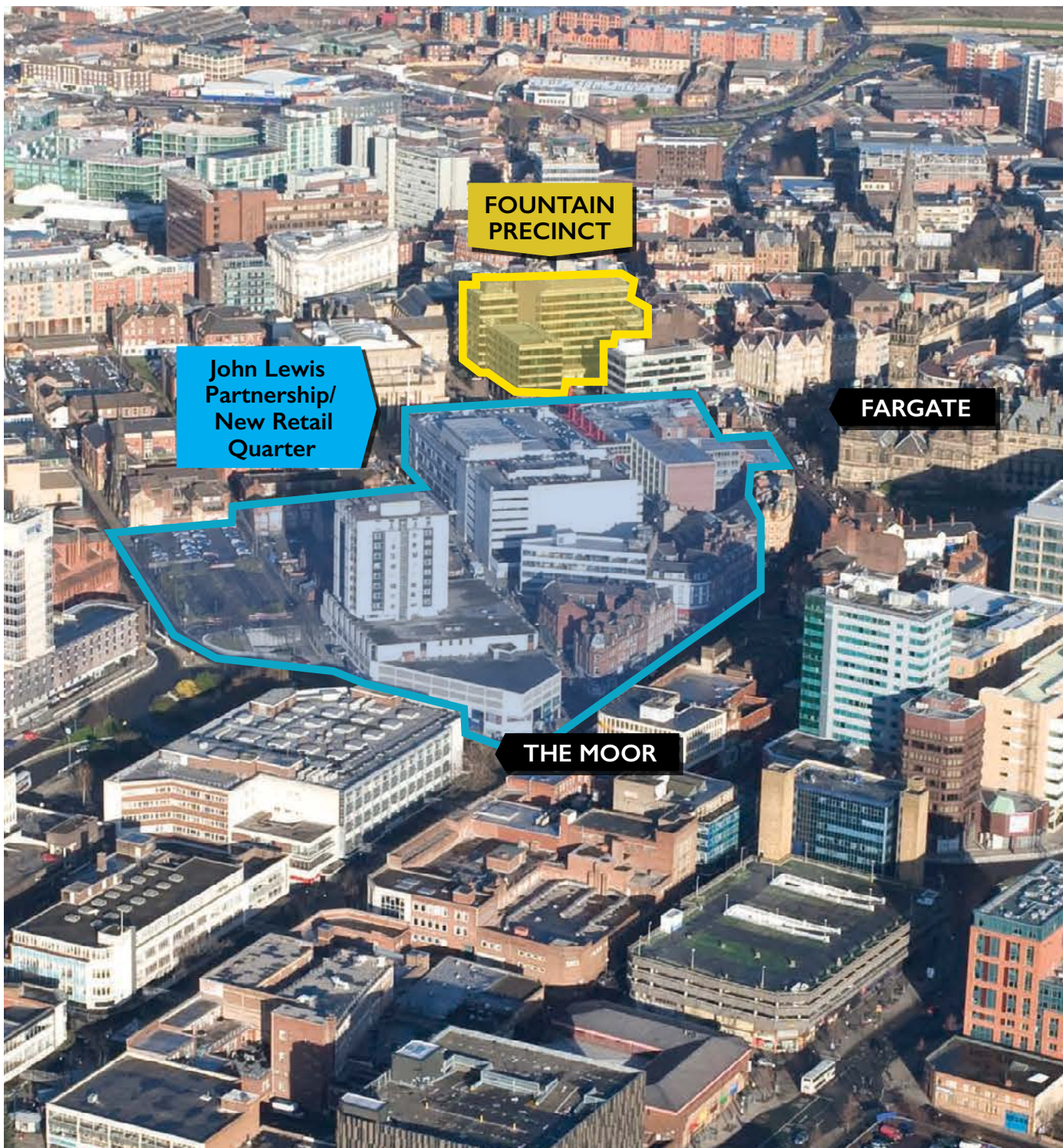
FOUNTAIN PRECINCT SHEFFIELD

UNITS FROM 4,350 SQ FT
WITH THE BENEFIT OF FULL
A3 PLANNING CONSENT

RESTAURANT UNITS TO LET

COURTYARD

bar + restaurant



RESTAURANT UNITS FROM 4,350 SQ FT

LOCATION

Fountain Precinct provides 112,000 sq ft of high quality office space over 8 floors, occupied in the main by the professional sector; located at the heart of the City Centre. The property occupies a highly prominent position on Bakers Pool, just off Fargate directly opposite **John Lewis** and adjacent to **City Hall** a major concert venue, **Orchard Square Shopping Centre** and **Leopold Square** which includes a number of quality restaurants including **Wagamama**, **Zizzi**, **Strada** and **Aagrah** together with **The Leopold boutique hotel**.

The Property is also situated immediately opposite Sheffield's proposed **New Retail Quarter** which is to comprise circa 600,000 sq ft of retail, leisure and offices. Phase 1 is now on site providing 60,000 sq ft of new retail space and 150,000 sq ft of new offices for HSBC.

ACCOMMODATION

Planning consent has been obtained to redevelop the ground floor to provide units with the following approximate gross internal floor areas:

Unit	sq ft	sq m
1	4,350	404.11
2	4,500	418.05

The premises are capable of taking a mezzanine floor (planning obtained). Alternatively our client would consider sub-dividing or combining the units to match individual occupier requirements. Further plans are available on request.

LEASE

The premises are available on new effectively FRI leases for terms to be agreed, subject to five yearly upward only rent reviews.

RENT

On application.

PLANNING

The premises benefit from full A3 (restaurant & café) planning consent. In addition the premises would be suitable for retail or financial & professional services uses. A copy of the planning consent is available on request.

RATES

The properties will be assessed for rating purposes upon completion of the development.



CHURCH STREET

FOUNTAIN PRECINCT SHEFFIELD

FURTHER INFORMATION

For further information or to arrange
a viewing then please contact:



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