

Shop to let

# Unit 20 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 **Metro Bank**. 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**, **Costa** and **Fat Face**.

The new leisure destination, Orchard Terrace opened in 2020 with **Fool's Gold Pizza** and **Macpot**, the cities first open 'Mac & Cheese Kitchen'. In addition **Sheffield Plate** a new 5,500 sq ft food hall in conjunction with **Market Asset Management** is set to open Summer 2021.

## ACCOMMODATION

Approximate net internal areas:-

Ground Floor Sales	299.28m <sup>2</sup>	2,145sq ft
First Floor Storage	158.59m <sup>2</sup>	1,707sq ft

## LEASE TERMS

Short term lease available.

## RENT

Monthly rent of **£7,000** inclusive of service charge and business rates.

## ENERGY PERFORMANCE CERTIFICATE

Band C. Report available on request.

## LEGAL COSTS

Each party is to be responsible for their own costs.

## POSTCODE

S1 2FB

*Subject to Contract – February 2021*

## VIEWING

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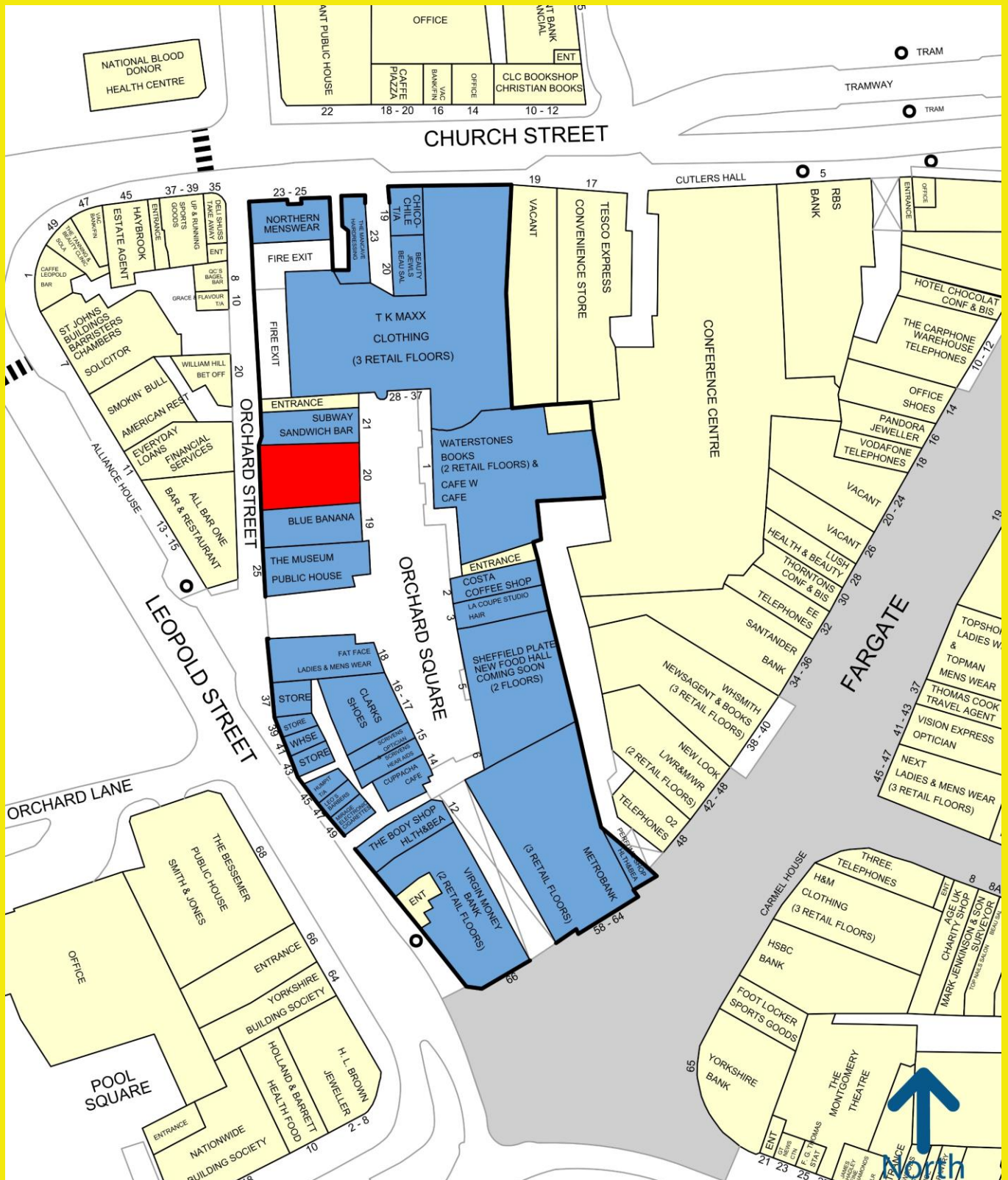
ORCHARD  
SQUARE





# ORCHARD SQUARE

Prime Retail in the heart of Sheffield City Centre



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**GCW.**

**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

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