



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## FOLLOWING SUB-DIVISION 2 CLASS E UNITS TO LET

**ORCHARD SQUARE  
SHEFFIELD  
S1 2FB**



### LOCATION

Orchard Square is mixed use destination in the heart of Sheffield city centre with retailers within the centre including TK MAXX, Waterstones, Body Shop and Clarks. Alongside these there is a quality line up food and beverage operators including Costa, Subway, Terrace Goods/Cheap Dates and Sheffield Plate, a 5,500 sq ft street food hall, bar and event space. Furthermore the former Fat Face has now been let to Proove restaurant & bar.

### ACCOMMODATION

The units are arranged on ground floor only and provide the following approximate floor areas:

#### Unit 20A

<b>Ground Floor</b>	<b>1,238 sq ft</b>	<b>115 sq m</b>
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#### Unit 20B

<b>Ground Floor</b>	<b>1,011 sq ft</b>	<b>94 sq m</b>
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### 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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## LEASE

The premises are available on a new, effectively full repairing (by way of service charge) and insuring lease for a term to be agreed. Length of lease is negotiable, subject to upward only rent review at 5 yearly intervals.

## RENT

Unit 20A - £32,500 per annum exclusive of VAT, Rates and Service Charge.

Unit 20B - £27,500 per annum exclusive of VAT, Rates and Service Charge.

## RATES

The property is to be re-rated following subdivision. 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:-

### Paul Lancaster Property Consultants

Paul Lancaster

T: 0114 279 2852

M: 07798 523461

E: [paul@paul-lancaster.co.uk](mailto:paul@paul-lancaster.co.uk)

### GCW

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OR

Tom Lancaster

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Phil Fishwick

T: 020 7647 4819

E: [phil.fishwick@gcw.co.uk](mailto:phil.fishwick@gcw.co.uk)

## EPC

Available on request

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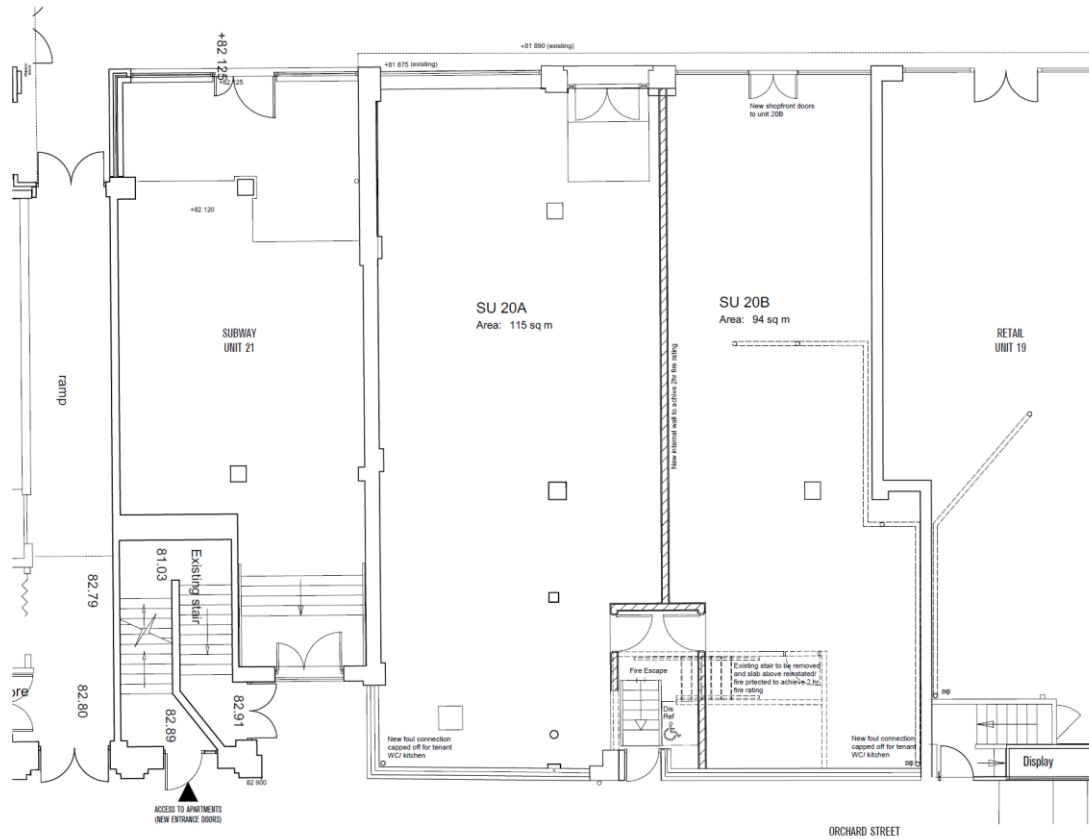
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## FLOORPLAN



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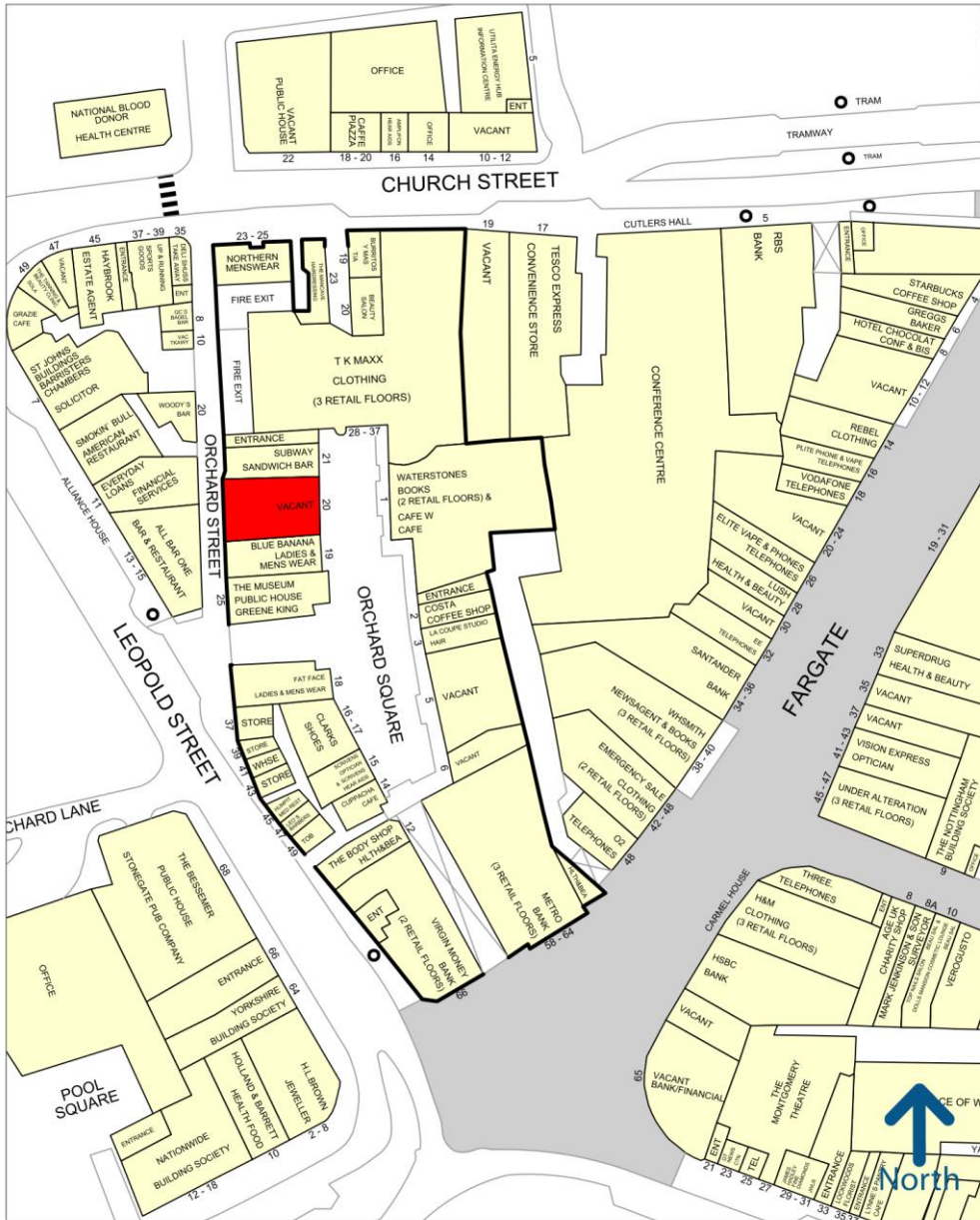


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Sheffield - Central



50 metres  
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Experian Goad Plan Created: 23/06/2022  
 Created By: Paul Lancaster CPC

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