



# New food and beverage opportunity

18 ORCHARD SQUARE  
SHEFFIELD, S1 2FB



**75,000+**  
students in Sheffield



**£2.8bn**  
total retail expenditure  
within 20 mins drivetime



**650,000**  
primary catchment







## LOCATION

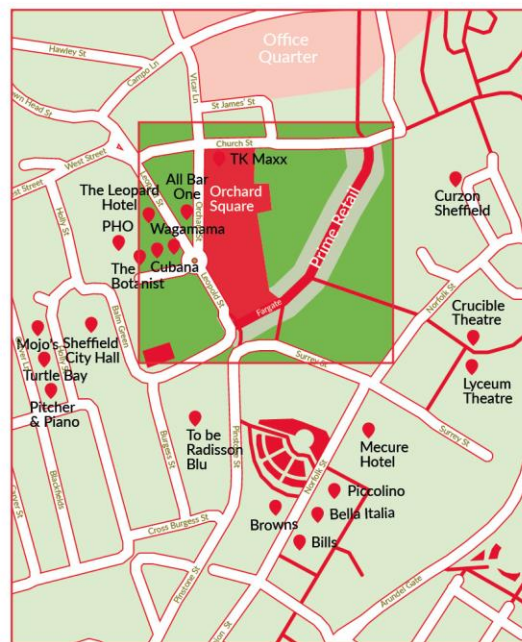
Orchard Square is at the heart of food and beverage circuit in Sheffield's City Centre. Sheffield Plate food hall has recently opened, in addition to **Terrace Goods** and **Macpot** providing a vibrant mix of independent occupiers situated on Orchard Terrace.

This prominent corner position adjacent to the Leopold Street entrance, provides a rare opportunity to utilise the square whilst being situated adjacent to national operators such as **Wagamama**, **The Botanist** and **Pho** in Leopold Square.

## ACCOMMODATION

The unit consist of the following approximate net internal areas:

GROUND FLOOR	120.59 SQM	1,298 SQFT
FIRST FLOOR	110.00 SQM	1,184 SQFT
SECOND FLOOR	94.95 SQM	1,022 SQFT



## RENT

£60,000 pax

## LEASE

For a term to be agreed.

## SERVICE CHARGE

£16,300 estimated for the year

## BUSINESS RATES

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

Rateable Value £74,000  
UBR (2021/22) 51.2p

Interested parties are advised to make their own enquiries with the local Authority on 0114 2734 338

## ENERGY PERFORMANCE CERTIFICATE

Band C. Report available on request.

Subject to Contract - December 2021

## CONTACT DETAILS



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