

RETAIL/OFFICE PREMISES TO LET

**25 Church Street,
Sheffield, S1 2GJ**



LOCATION

The premises which form part of Orchard Square are prominently located on the corner of Church Street and Orchard Street close to **TK Maxx**. Other occupiers close by include **Tesco Express, Up & Running, Subway and Waterstones**.

The property benefits from excellent transport links being located within close proximity of two tram stops and one of the main bus stops in and out of the city.

ACCOMMODATION

The premises are arranged on ground and first floors and provide the following approximate floor areas:

Description		
Ground Floor	1,107 sq ft	102.8 sq m
First Floor	668 sq ft	62.1 sq m
Total	1,775 sq ft	164.9 sq m

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

£32,500 (Thirty Two Thousand Five Hundred pounds) per annum exclusive of VAT, Rates and Service Charge.

RATES

Description	Shop and Premises
Rateable Value	£26,750
UBR (2022/23)	49.9p

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:-

Paul Lancaster Property Consultants

Paul Lancaster
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OR

GCW

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Phil Fishwick
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EPC

Available on request

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