



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PROMINENT CLASS E SHOP UNIT TO LET

**SU19, Orchard Square,
Sheffield,
S1 2FB**



LOCATION

Orchard Square has recently undergone major improvement works including:-

- re-paving
- rebranding/new signage
- shopfront awnings
- feature canopy to the central area

The premises which occupy a prominent location in **Orchard Square** immediately adjacent to **The Museum Public House** and **The Old Shoe Craft Beer Taproom and Ciderhouse**

Other retailers close by include **TK Maxx**, **Waterstones**, **Costa**, **Sheffield Plate Street Food Hall & Bar** and **Proove Pizza Restaurant & Cocktail Bar**

ACCOMMODATION

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

| Description | | |
|--------------------|-------------|------------|
| Ground Floor Sales | 1,052 sq ft | 97.73 sq m |
| First Floor Sales | 314 sq ft | 29.17 sq m |
| Net Frontage | 17ft | 5.18m |

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

Offers are invited in the region of £37,500 per annum exclusive of VAT, Rates and Service Charge.

RATES

| Description | Shop and Premises |
|----------------|-------------------|
| Rateable Value | £41,250 |
| UBR (2023/24) | 51.2p |

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

SERVICE CHARGE

A service charge is levied to cover the cost of repairing, maintaining and cleaning the common parts. The service charge for the current year is £5,814.00 pax.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

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VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants

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GCW

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Phil Fishwick

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EPC

The premises have an EPC rating of D and further details are available on request.

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