

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.

Omnia One, Courtwood House, Silver Street Head Sheffield S1 2DD Paul Lancaster m: 07798523461 t: 0114 2792852 e: paul@paul-lancaster.co.uk www.paul-lancaster.co.uk

Tom Lancaster m: 07837936710 t: 0114 2792852 e: tom@paul-lancaster.co.uk



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

Paul Lancaster T: 0114 279 2852

E: paul@paul-lancaster.co.uk

Tom Lancaster M: 07837936710

E: tom@paul-lancaster.co.uk

GCW Nick Warr

T: 020 7647 4818

E: nick.warr@gcw.co.uk

Phil Fishwick T: 020 7647 4819

E: phil.fishwick@gcw.co.uk

EPC

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

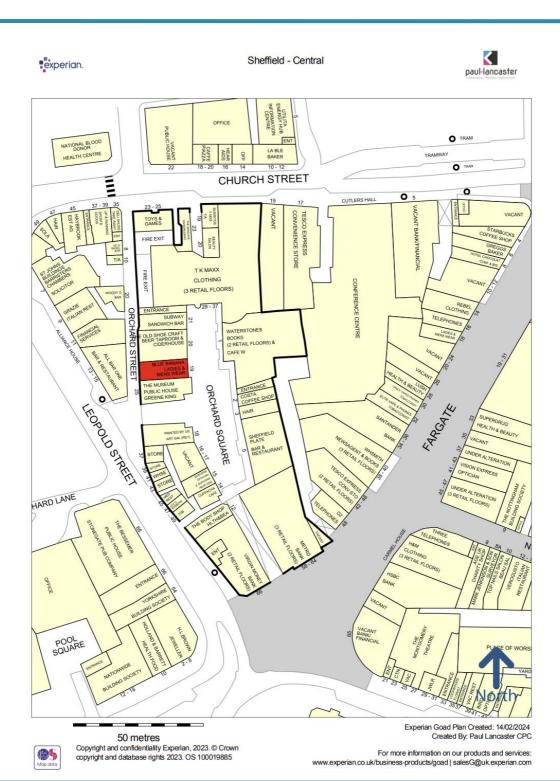
OR

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