



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

CLASS E PREMISES TO LET

**45 Leopold Street,
Sheffield, S1 2GY**



LOCATION

The premises which form part of Orchard Square are prominently located on Leopold Street immediately adjacent to **Proove Pizza** and close to **Virgin Money, TK Maxx, Cavani Menswear, All Bar One and HL Brown Jewellers.**

ACCOMMODATION

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

Description		
Ground Floor	141 sq ft	13.1 sq m
First Floor	130 sq ft	12.1 sq m
Second Floor	125 sq ft	11.7 sq m

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, subject to upward only rent review at 5 yearly intervals.

RENT

Offers are invited in the region of £10,000 per annum exclusive of VAT, Rates and Service Charge.

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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RATES

Description	Shop and Premises
Rateable Value	£7,600
UBR (2022/23)	49.9p

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 together with security and marketing. The service charge for the current year is £2,837.85 plus VAT.

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

E: paul@paul-lancaster.co.uk

Tom Lancaster

M: 07837936710

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EPC

The premises have a current EPC rating of D. Further details are available on request.

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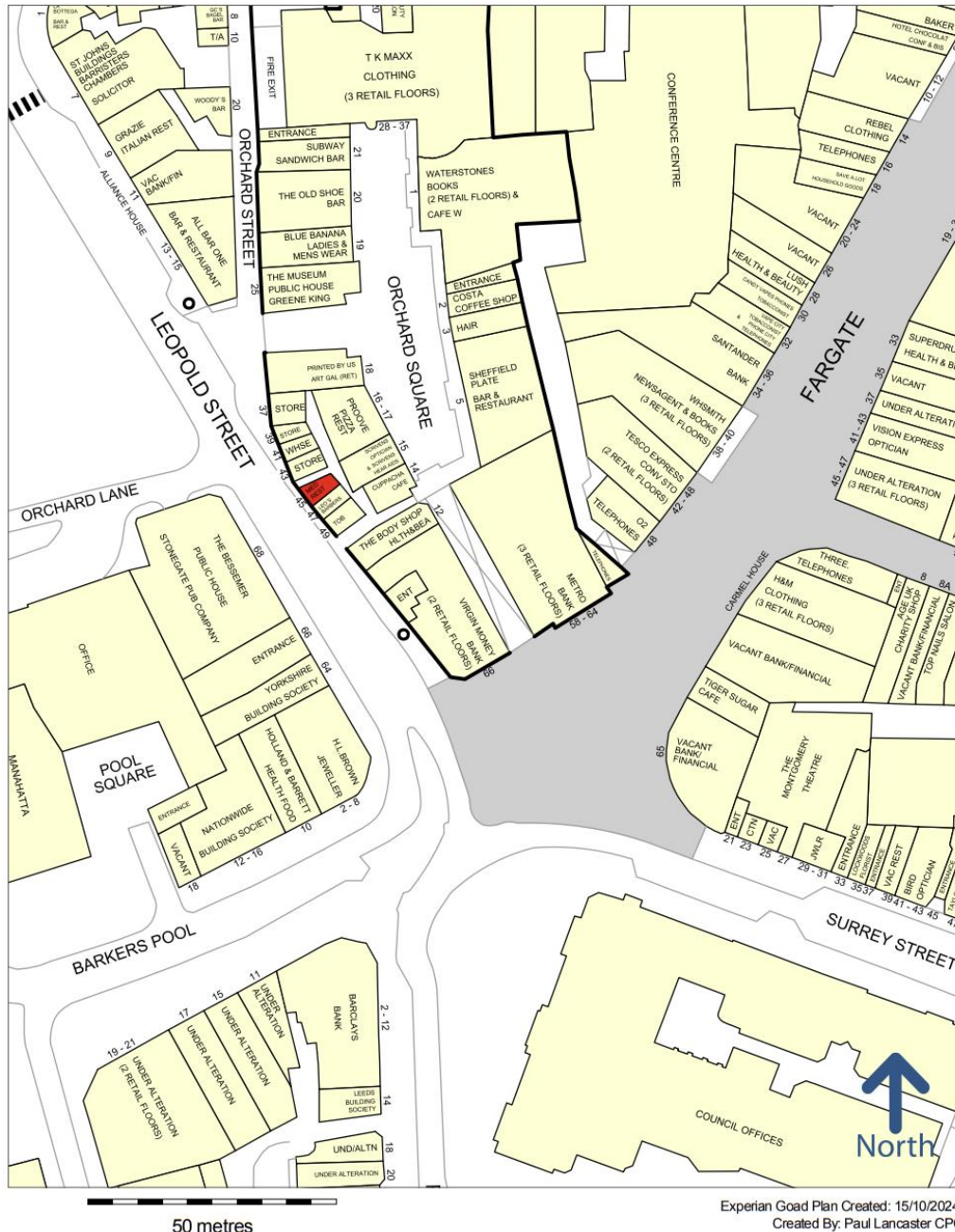


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Sheffield - Central



Experian Goad Plan Created: 15/10/2024
Created By: Paul Lancaster CPC



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