

CLASS E PREMISES TO LET

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



LOCATION

The premises which form part of Orchard Square are prominently located on Leopold Street immediately close to **Proove Pizza** and **Virgin Money** with other retailers close by including; **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	232 sq ft	21.55 sq m
First Floor	325 sq ft	30.19 sq m
Second Floor	300 sq ft	27.87 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.

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

RENT

Offers are invited in the region of £17,500 per annum exclusive of VAT, Rates and Service Charge.

RATES

Description	Shop and Premises
Rateable Value	£13,000
UBR (2025/26)	49.9p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities. If a party benefits from small business rates relief then the annual rates payable will be £2,162.

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 £6,132 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: 07798 523461
E: paul@paul-lancaster.co.uk

Tom Lancaster
07837 936710
tom@paul-lancaster.co.uk

EPC

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

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

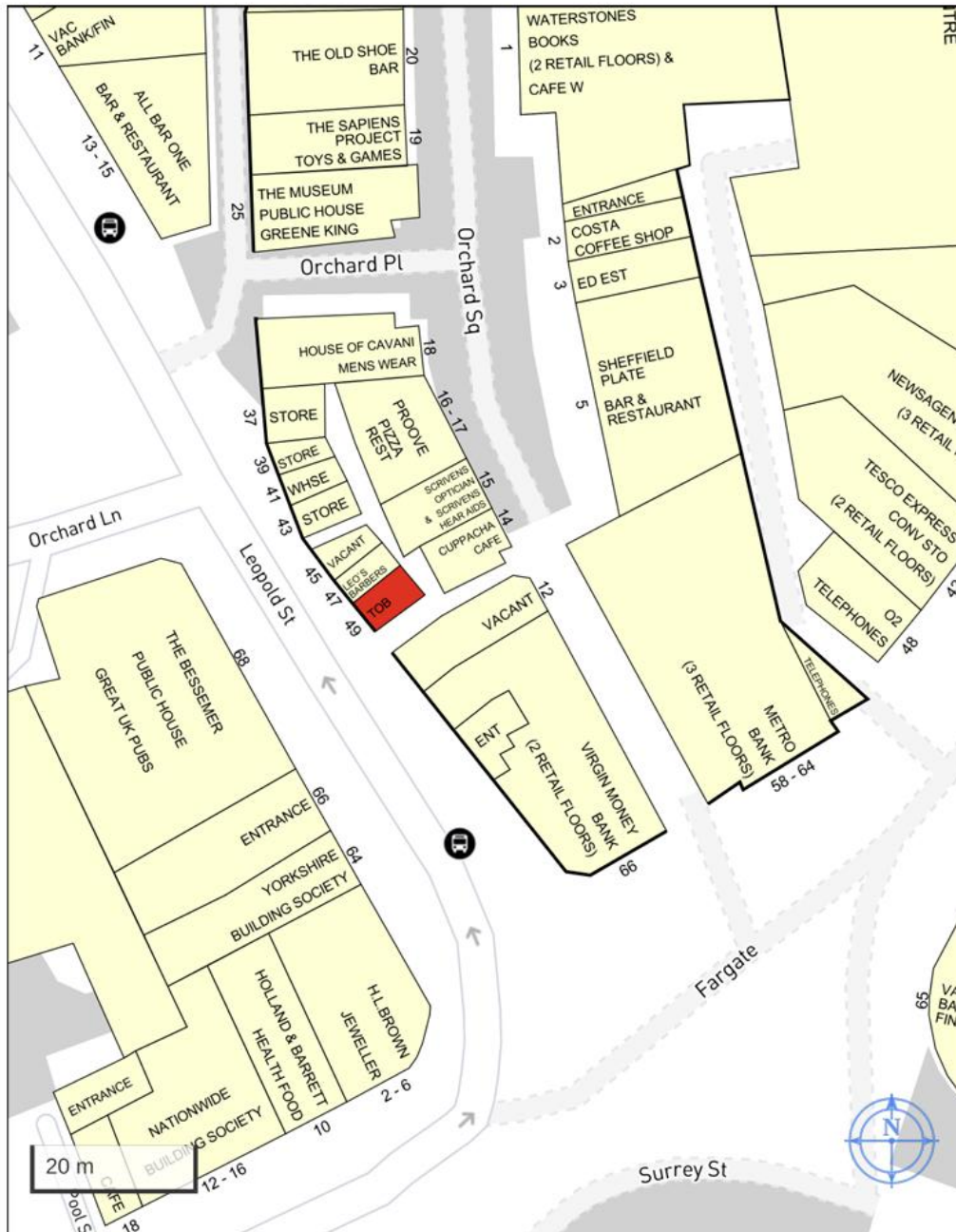
Paul Lancaster
m: 07798523461
t: 0114 2792852
e: paul@paul-lancaster.co.uk
www.paul-lancaster.co.uk

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



paul-lancaster

COMMERCIAL PROPERTY CONSULTANT



Copyright and confidentiality © 2025
Experian. All rights reserved.
© Crown Copyright and database
rights 2025 AC0000807366

Experian Goad Plan Created: 12/11/2025
For more information on our products and services:
www.experian.co.uk/business-products/goad |
salesG@uk.experian.com

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



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

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