



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

# PROMINENT CLASS E SHOP UNIT TO LET

**SU18, Orchard Square,  
Sheffield,  
S1 2FB**



## LOCATION

The premises occupy a prominent location in **Orchard Square** at its entrance from Leopold Street with secondary frontage facing **Leopold Square** and **All Bar One**.

The premises are immediately adjacent to **Proove Pizza Restaurant & Cocktail Bar** with other occupiers close by including; **TK Maxx**, **Waterstones**, **Sheffield Plate Street Food Hall & Bar**, **Scrivens Opticians** and **The Old Shoe Craft Beer Taproom and Ciderhouse**

## ACCOMMODATION

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

Description		
Ground Floor Sales	1,298 sq ft	120.59 sq m
First Floor Sales	1,184 sq ft	110.00 sq m
Second Floor Storage/Staff	1,022 sq ft	94.95 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. Length of lease is negotiable, 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.

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## RENT

Offers are invited in the region of £45,000 per annum exclusive of VAT, Rates and Service Charge.

## RATES

Description	Shop and Premises
Rateable Value	£48,750
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. The service charge for the current year is £19,343 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](mailto:paul@paul-lancaster.co.uk)

Tom Lancaster  
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### GCW

Nick Warr  
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OR

Phil Fishwick  
T: 020 7647 4819  
E: [phil.fishwick@gcw.co.uk](mailto:phil.fishwick@gcw.co.uk)

## EPC

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

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