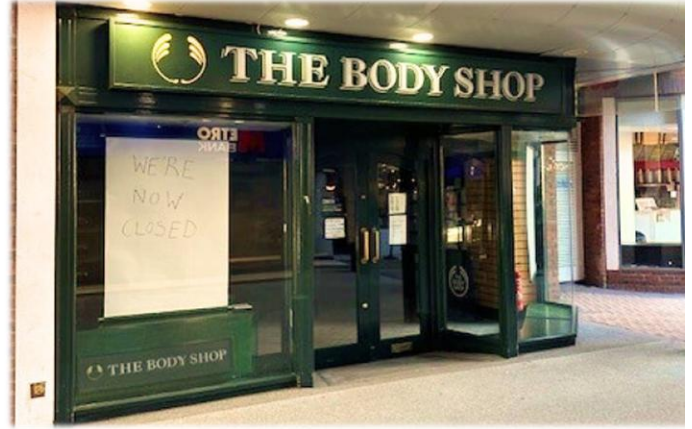




paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

RETAIL UNIT TO LET

UNIT 4, ORCHARD SQUARE S1 2FB



LOCATION

Orchard Square is a vibrant mixed use Centre in the heart of Sheffield including; **TK Maxx, Waterstones, Costa, Subway, Virgin Money, Proove, The Old Shoe Bar, Sheffield Plate Food Hall and Cavani Menswear.**

The premises subject premises occupy a prominent location within the covered mall linking The Square with Fargate immediately adjacent to Virgin Money.

ACCOMMODATION

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

Description		
Ground Floor	902 sq ft	83.8 sq m
First Floor	773 sq ft	71.8 sq m
Total	1,675 sq ft	155.6 sq m

LEASE

The premises are available by way of new effectively full repairing and insuring lease, length of lease 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 £40,000 pax

RATES

Description	Shop and Premises
Rateable Value	£39,500
UBR (2024/25)	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 maintaining, repairing and cleaning the common parts which for the current year is £8,643 per annum.

COSTS

The tenant is to be responsible for their own legal costs, stamp duty and VAT arising from the transaction.

VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant:-

Paul Lancaster:
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Or

GCW:-

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