

Prime shop to let Unit 5 Sheffield



POTENTIAL A3 RESTAURANT OPPORTUNITY

LOCATION

Orchard Square is an open air shopping centre, which is anchored by a 45,000 sq ft **TK Maxx** and a 20,000 sq ft **River Island**. The shopping centre also acts as a thoroughfare between the prime pitch of Fargate and Church Street, which provides access to the city's office quarter.

Other retailers currently trading within the centre include; **River Island, Clarks, Body Shop, Waterstones, Starbucks, Costa Coffee, Schuh and Fat Face.**

ACCOMMODATION

The property is arranged over ground and basement, extending to the following approximate net internal areas:-

Gross Frontage	16.49m	54ft 1ins
Internal Width	15.93m	52ft 3ins
Shop Depth	21.67m	71ft 1ins
Ground Floor Sales	236.99m ²	2,551sq ft
Basement Sales	139.35m ²	1,500sq ft
Basement Ancillary	90.77m ²	977sq ft
Total	467.10m²	5,028sq ft

LEASE TERMS

Available by way of a new 10 year full repairing and insuring lease, subject to an upward only rent review on the 5th anniversary.

RENT

£165,000 per annum exclusive.

SERVICE CHARGE

The approximate service charge for the year is £17,950.

BUSINESS RATES

We are advised by the Local Rating Authority that the premises are assessed as follows:-

Rateable Value £134,000
UBR (2017/18) 47.9p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 0114 2734 338.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band B. A copy of the Report is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

POSTCODE

S1 2FB

Subject to Contract – May 2017

VIEWING

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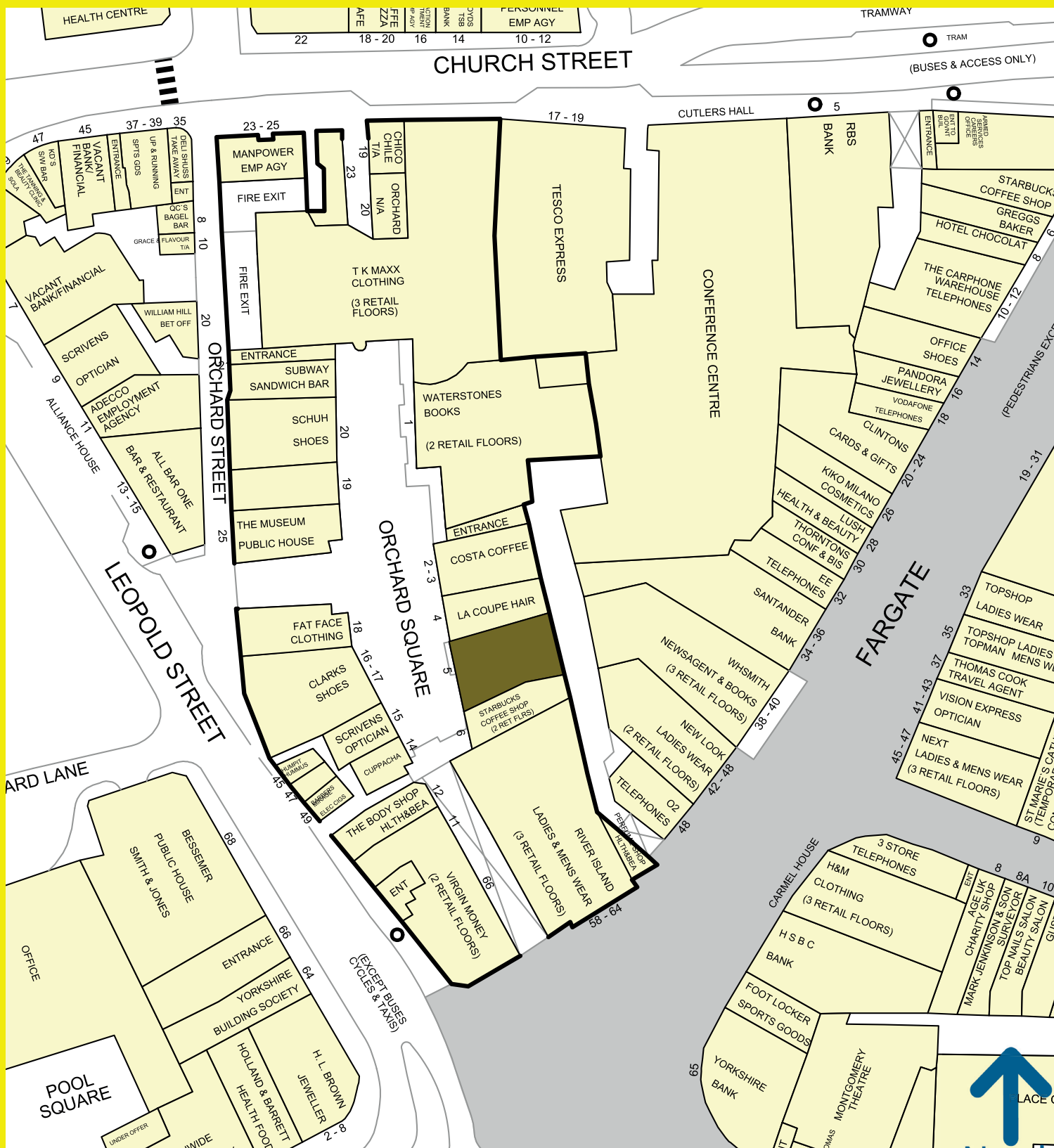
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ORCHARD
SQUARE



ORCHARD SQUARE

Prime Retail in the heart of Sheffield City Centre



50 metres

Misrepresentation Act

GCW and Paul Lancaster for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. October 2016.

GCW CHARTERED SURVEYORS
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