

# Prime shop to let Unit 14 Sheffield



## 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; **Republic, Clarks, Body Shop, Waterstones, Starbucks, Schuh, Pandora** and **Fat Face**.

## ACCOMMODATION

The property is arranged over ground and first floors, extending to the following approximate dimensions and net internal floor areas:-

Gross frontage	6.05m	19ft 10ins
Internal width	5.74m	18ft 10ins
Shop depth	7.50m	24ft 8ins

Ground floor sales	42.19m <sup>2</sup>	454ft <sup>2</sup>
First Floor storage	38.20m <sup>2</sup>	411ft <sup>2</sup>

## LEASE TERMS

The property is 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

**£39,000** per annum exclusive.

## SERVICE CHARGE

The approximate annual service charge is £3,600

## BUSINESS RATES

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

Rateable Value	£32,500
UBR (2014/15)	48.2p

Interested parties should make their own enquiries with the Local Authority.

## LEGAL COSTS

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

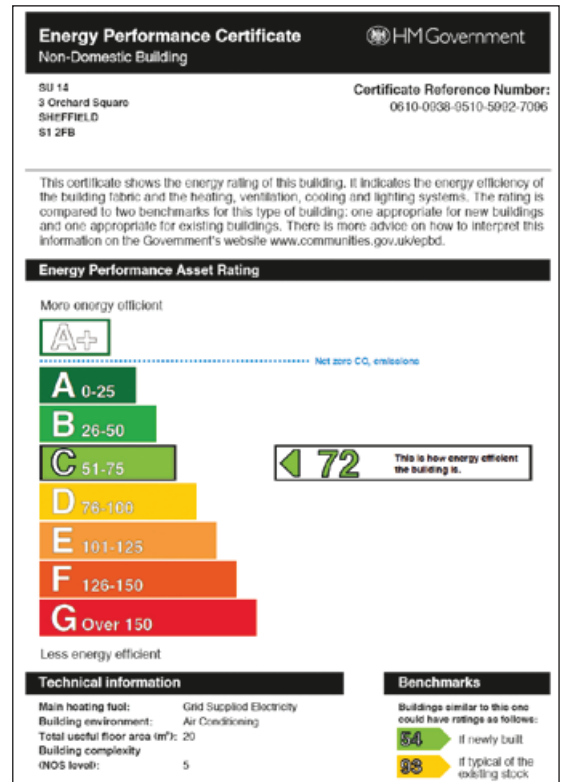
## POSTCODE

S1 2FB

## VIEWING

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ORCHARD  
SQUARE



# ORCHARD SQUARE

Prime Retail in the heart of Sheffield City Centre

