

Prime shop to let

66 Fargate 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.

The unit occupies a prime corner location fronting Fargate, at the main entrance into Orchard Square and adjacent to **River Island**. Other nearby retailers include; **H&M**, **Next**, **New Look**, **Top Shop**, **Waterstones** and **Marks & Spencer**.

ACCOMMODATION

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

| | | |
|------------------------|------------------------------|-----------------------------|
| Ground floor sales | 311.22m ² | 3,350ft ² |
| Ground floor ancillary | 72.74m ² | 783ft ² |
| Basement sales | 609.89m ² | 6,565ft ² |
| Basement ancillary | 51.56m ² | 555ft ² |
| First floor ancillary | 263.84m ² | 2,842ft ² |
| Total | 1,309.25m² | 14,095ft² |

NB: Further space can be provided at second floor if required

LEASE TERMS

Subject to vacant possession 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

£385,000 per annum exclusive.

SERVICE CHARGE

The approximate annual service charge is £53,060

BUSINESS RATES

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

Rateable Value £372,500
UBR (2013/14) 47.1p

Interested parties should make their own enquiries with the Local Authority on 0114 2734 338.

LEGAL COSTS

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

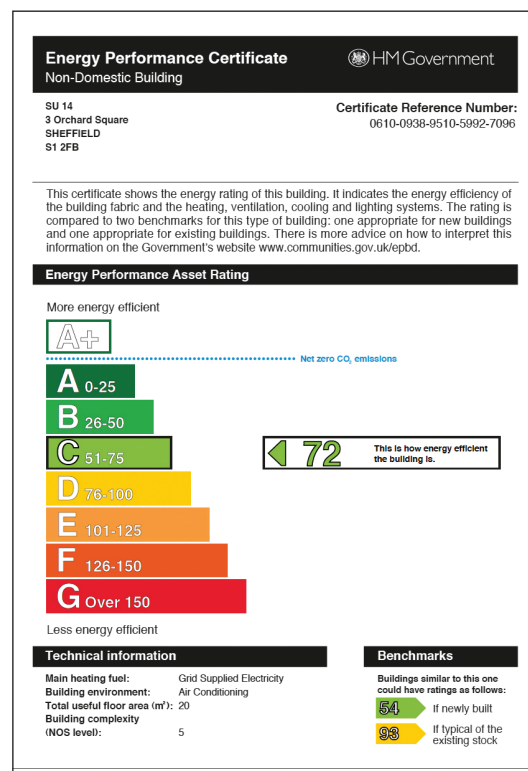
POSTCODE

S1 1HE

VIEWING

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Revised January 2014

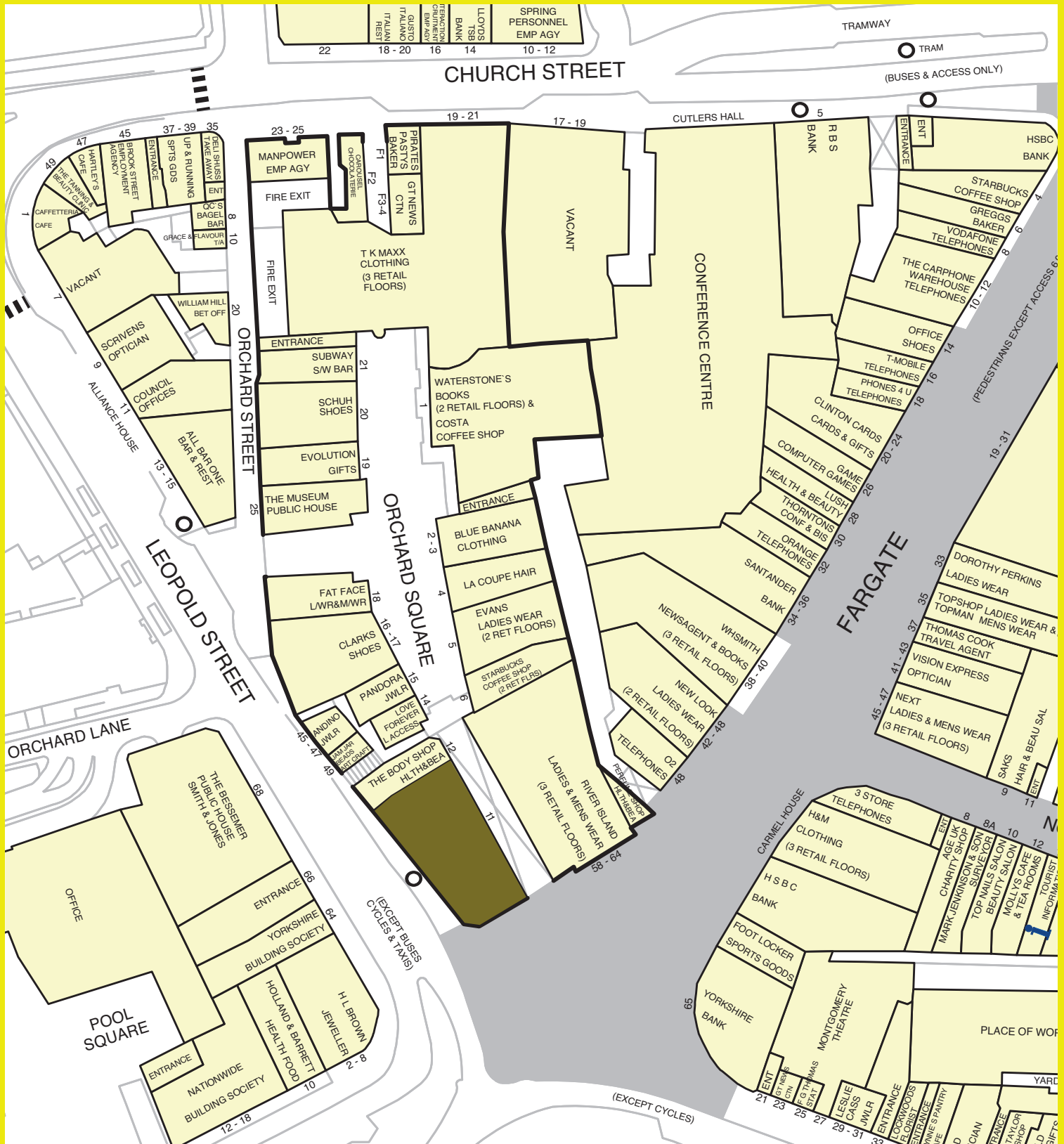


ORCHARD
SQUARE



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. January 2014.

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