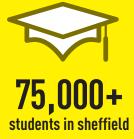
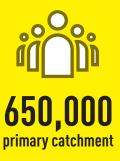
ORCHARD SQUARE







£2.8bn total retail expenditure within 20 mins drivetime



New restaurant units* Sheffield, S1 2FB







RIVER ISLAND

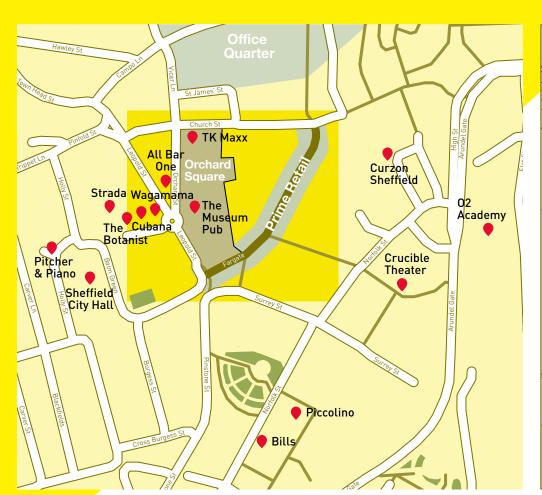














ACCOMMODATION

The units will consist of the following approximate net internal areas:

UNIT C1

Ground Floor 115.76m² 1,246sq ft

UNIT C2

Basement

Ground Floor 92.25m² 993sq ft 243.96m² 2,626sq ft

RENT

Unit C1 - £75,000 pax Unit C2 - £85,000 pax

LEASE

10 year full repairing and insuring leases, subject to upward only rent reviews on the 5th anniversary.

SERVICE CHARGE

£3.50 per sqft estimate for the year.

BUSINESS RATES

To be reassessed. Interested parties are advised to make their own enquiries to the Local Authority on 0118 937 3727.

ENERGY PERFORMANCE CERTIFICATE

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

Subject to Contract - March 2018

CONTACT DETAILS



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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. March 2018.