

ORCHARD
SQUARE



New restaurant units* Sheffield, S1 2FB

*subject to planning



75,000+
students in sheffield

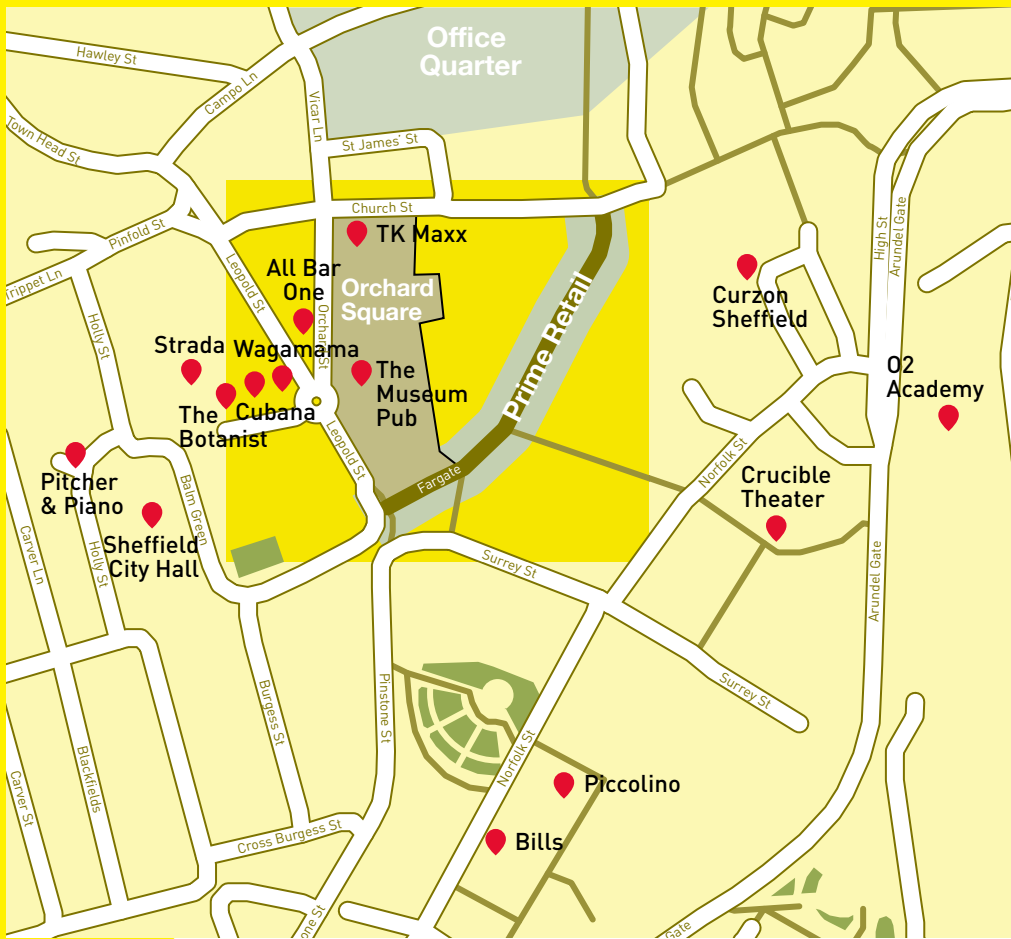


£2.8bn
total retail
expenditure within
20 mins drivetime



650,000
primary catchment





ACCOMMODATION

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

UNIT C1		
Ground Floor	115.76m ²	1,246sq ft

UNIT C2		
Ground Floor	92.25m ²	993sq ft
Basement	243.96m ²	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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