

ORCHARD
SQUARE



75,000+
students in sheffield



£2.8bn
total retail
expenditure within
20 mins drivetime



650,000
primary catchment

New restaurant units* Sheffield, S1 2FB

*subject to planning



SUBWAY

COSTA



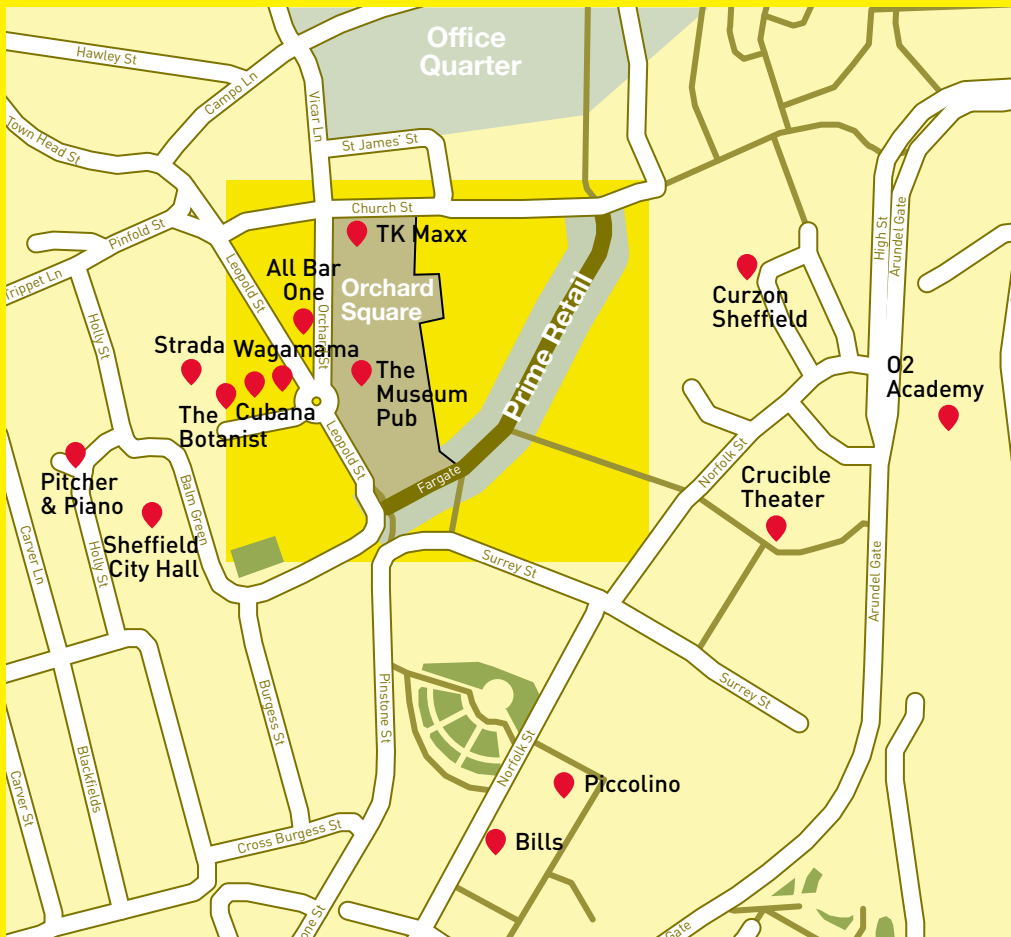
W

Waterstones

RIVER ISLAND

T.K. maxx





ACCOMMODATION

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

UNIT C1

Ground Floor 115.76m² 1,246sq ft

UNIT C2

Ground Floor 92.25m² 993sq ft

Basement 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



Paul Lancaster:

paul@paul-lancaster.co.uk

0114 279 2852



Nick Warr:

nick.warr@gcw.co.uk

020 7647 4818

Phil Fishwick:

phil.fishwick@gcw.co.uk

020 7647 4819

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