



Shop unit available to let

SU2/SU3 ORCHARD SQUARE
SHEFFIELD, S1 2FB



75,000+
students in Sheffield

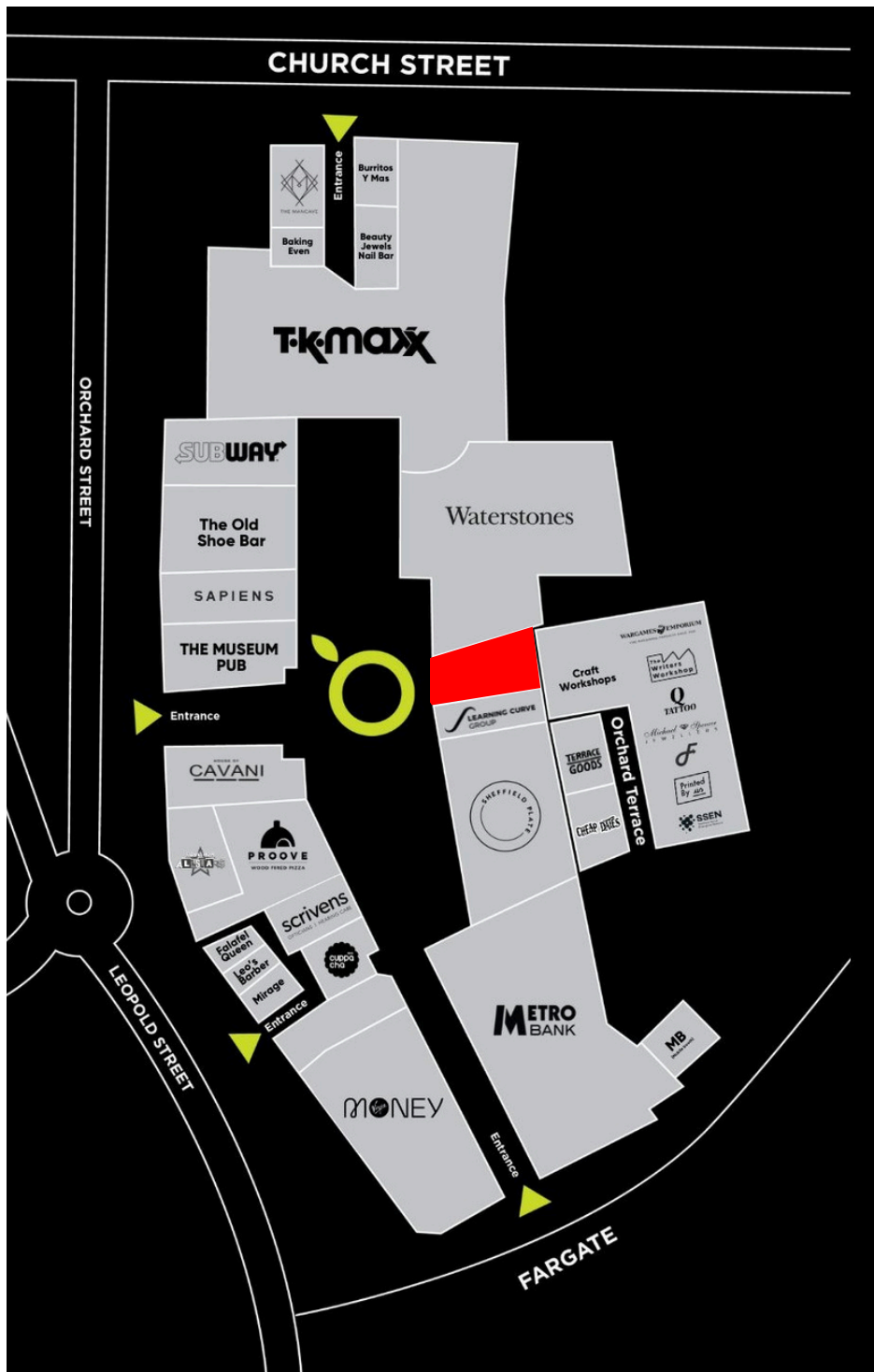


£2.8bn
total retail expenditure
within 20 mins drivetime



650,000
primary catchment





LOCATION

Orchard Square is a vibrant open air centre, at the heart of the City Centre, which is a thoroughfare between Fargate and Church Street, the city's office quarter.

The centre is anchored by **TK Maxx**, **Waterstones** and **Sheffield Plate Food Hall**, with other occupiers including **Metro Bank**, **Scrivens** and **House of Cavani**, and an eclectic mix of independent F&B operators.

ACCOMMODATION

The unit consist of the following approximate net internal areas:

GROUND FLOOR	149.38 SQ M	1,608 SQ FT
FIRST FLOOR	33.00 SQ M	356 SQ FT



RENT

£55,000 per annum exclusive.

LEASE

For a term to be agreed.

SERVICE CHARGE

£9,863 estimated for the year.

BUSINESS RATES

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

Rateable Value £60,000
UBR (2025/26) 55.5p

Interested parties are advised to make their own enquiries with the local Authority on 0114 2734 338

ENERGY PERFORMANCE CERTIFICATE

Band C. Report available on request.

Subject to Contract & Vacant Possession October 2025

CONTACT DETAILS



Paul Lancaster:
paul@paul-lancaster.co.uk
0114 279 2852



Nick Warr:
nick.warr@gcw.co.uk
07803 051205

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. October 2025.