



Shop / restaurant to let

18 ORCHARD SQUARE
SHEFFIELD, S1 2FB



75,000+
students in Sheffield



£2.8bn
total retail expenditure
within 20 mins drivetime



650,000
primary catchment





LOCATION

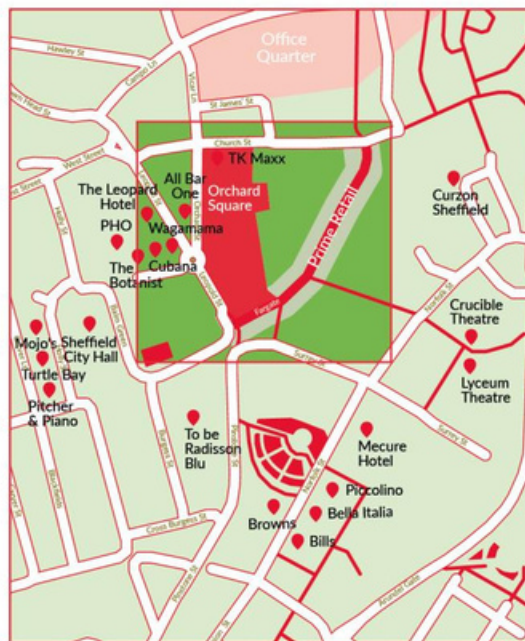
Orchard Square is at the heart of the F&B circuit in Sheffield's City Centre. With **Proove Pizza** having opened in 2023, in conjunction with **Sheffield Plate Foodhall**, the independent food scene grows from strength to strength.

Providing a rare opportunity to utilise the square whilst being situated adjacent to national operators such as **Wagamama**, **The Botanist** and **Pho** in Leopold Square.

ACCOMMODATION

The unit consist of the following approximate net internal areas:

| | | |
|--------------|------------|------------|
| GROUND FLOOR | 120.59 SQM | 1,298 SQFT |
| FIRST FLOOR | 110.00 SQM | 1,184 SQFT |
| SECOND FLOOR | 94.95 SQM | 1,022 SQFT |



RENT

£55,000 pax

LEASE

For a term to be agreed.

SERVICE CHARGE

£16,373 estimated for the year

BUSINESS RATES

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

Rateable Value £55,500
UBR (2023/24) 51.2p

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 – February 2024

CONTACT DETAILS



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GCW.

Misrepresentation Act

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