



Shop unit available to let

19 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.

This prominent unit is situated adjacent to **The Old Shoe**, a new independent craft ale bar. 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 area:

GROUND FLOOR	98.20 SQM	1,057 SQFT
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RENT

£37,500 pax.

LEASE

For a term to be agreed.

SERVICE CHARGE

£5,814 estimated for the year

BUSINESS RATES

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

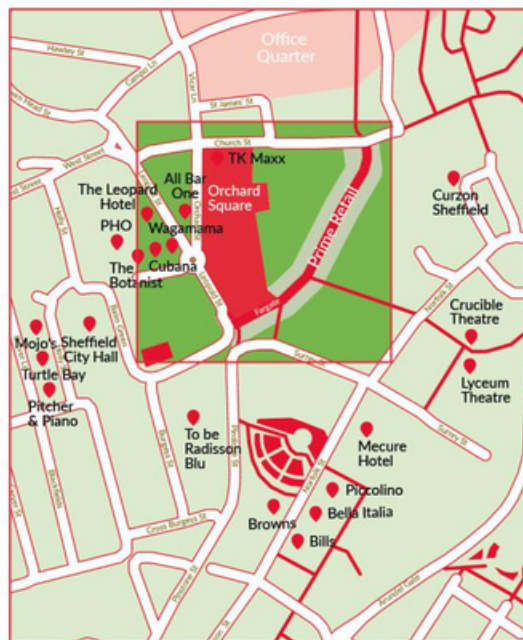
Rateable Value £41,250
UBR (2023/24) 49.9p

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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