



Shop unit available to let

12 ORCHARD SQUARE
SHEFFIELD, S1 2FB



75,000+
students in Sheffield



£2.8bn
total retail expenditure
within 20 mins drivetime



650,000
primary catchment





LOCATION

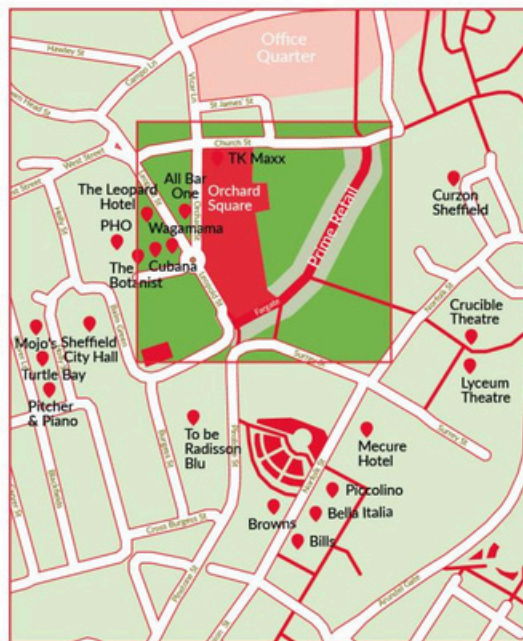
Orchard Square is a vibrant open air centre, at the heart of the City Centre, which is a thoroughfare between Fargate and Church Street, the city's office quarter.

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

ACCOMMODATION

The unit consist of the following approximate net internal area:

GROUND FLOOR	83.80 SQ M	902 SQ FT
FIRST FLOOR	71.81 SQ M	773 SQ FT



RENT

£45,000 pax.

LEASE

For a term to be agreed.

SERVICE CHARGE

£8,300 estimated for the year

BUSINESS RATES

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

Rateable Value £39,500
UBR (2025/26) 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 & Vacant Possession*
March 2025

CONTACT DETAILS



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