UNIT 5 LEOPOLD SQUARE
SHEFFIELD, S1 2JG

FULLY FITTED
BAR/RESTAURANT TO LET



- Prime F&B location
- Sheffield is the 6th largest city in the UK with a resident population of 600,000, catchment of 1.6 million and 60,000 resident students
- Close to the Heart of the City and Fargate
- Adjacent to Wagamama, Zizzi, Pho and 4* Leopold Boutique 70 bed hotel

JACKSON
CRISS

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DESCRIPTION

The premises occupy a prominent position within Leopold Square in Sheffield City Centre, at the junction of West Street and Leopold Street, just off Fargate.

Leopold Square comprises a stunning collection of Grade II Listed Victorian School Buildings, together with a modern new build element, arranged around a public square.

A successful mix of national, regional and local operators are represented here and include the likes of Wagamama, Zizzi, Pho, Cubana, The Bamboo Door and 4* boutique Leopold Hotel.

TERMS

The premises are available by way of a new lease

EPC

EPC rating D.

SERVICE CHARGE

The current service charge estimate is £84,760 pa (£8.73 psf).

RATES

Rateable Value: April 2026 £123,000

Interested parties are advised to make their own enquiries with the Local Authority

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FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	2,012 sq ft	186.92 sq m
First Floor	1,929 sq ft	179.21 sq m
Second Floor	4,059 sq ft	377.09 sq m

RENTAL

Upon application.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.







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AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed.

An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

VIEWING

For an appointment to view, please contact:

Andrew Criss
07831 213 396
andrewc@jacksoncriss.co.uk

Jack Phillips
07817 722 323
jphillips@jacksoncriss.co.uk

Subject to Contract

JACKSON CRISS

jacksoncriss.co.uk

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