

## SHEFFIELD - UNIT 5, LEOPOLD SQUARE

## FULLY FITTED BAR/RESTAURANT TO LET



- Prime F&B location
- Sheffield is the 6<sup>th</sup> 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  
0207 637 7100  
andrewc@jacksoncriss.co.uk

Jacob Matthews  
07817 722 323  
jacobm@jacksoncriss.co.uk

Subject to Contract



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