

## Prime Retail / Leisure unit on Fargate in Sheffield City Centre

**Ground Floor**  
**112.36m<sup>2</sup> (1,209ft<sup>2</sup>)**

- Prime location on pedestrianised Fargate
- Prominent glazed frontage
- Basement stores 109.73m<sup>2</sup> (1,181ft<sup>2</sup>)
- Situated close to the busy junction with High Street, and Church Street
- Nearby occupiers include M&S, Boots, Burger King, Superdrug, Caffè Nero and McDonalds
- Quoting Rent £45,000 pax



**TO LET**



Location



Gallery



Contact

## Location

Sheffield is the UK's 5th largest city with a population of over 1.5m people and has an economy worth in excess of £7 billion per annum.

The subject property occupies a prime retailing location on the pedestrianised Fargate. National multiple retailers in close proximity include Burger King, Boots, M&S, Caffè Nero, McDonalds, Superdrug, Tesco and GDK.

It is close to the busy junction with High Street and Church Street, adjacent to the Cathedral Tram Stop. The property benefits from high footfall from students, shoppers and office workers. Nearby Orchard Square is anchored by TK Maxx as well as a new and extensive food offer increasing the number of shoppers within the vicinity.

Fargate is currently undergoing a multi-million from the Governments Future High Streets Fund. This investment will be delivered by March 2024 and will include new paving and exhibition space.

## The Property

The property comprises a retail unit with open plan ground floor sales area and basement storage.

## EPC

A copy of the EPC is available on request.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	112.36	1,209
Basement	109.73	1,181
<b>Total</b>	<b>222.03</b>	<b>2,390</b>

## Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:-

**£45,000 per annum exclusive**

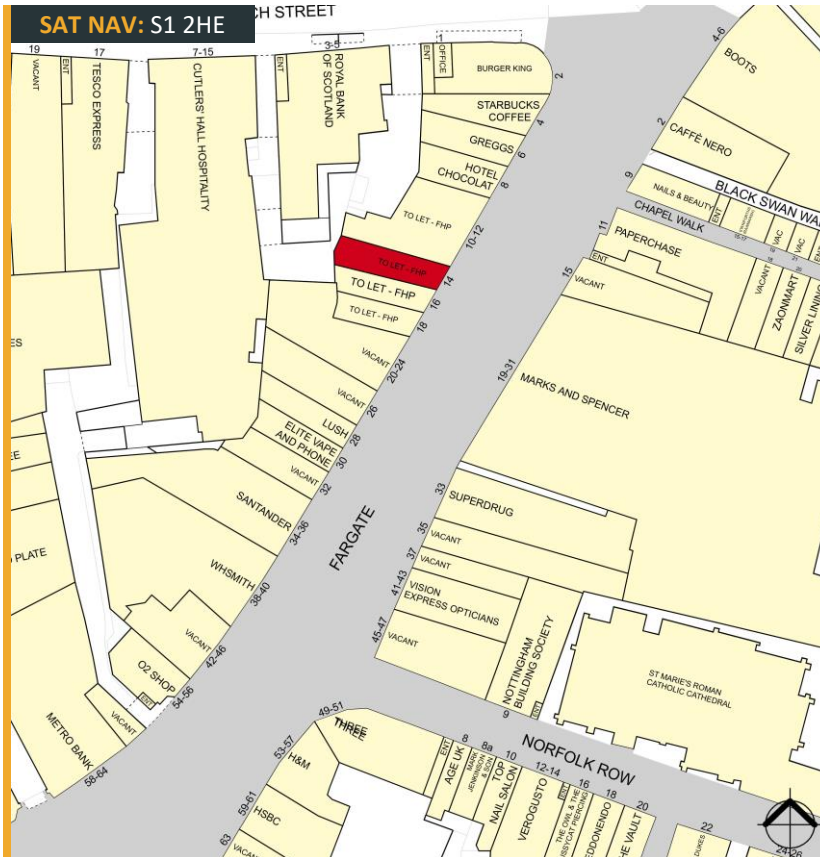
## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Service Charge

There is a service charge payable. Details available on request.





## Business Rates

Rates will require re-assessment on occupation as the property has been reconfigured. The current rateable value which includes the upper floor is assessed as follows:-  
Rateable Value (2023): £79,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## VAT

Applicable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.