



**barkerproudlove**  
retail property consultants

**Leeds Office:** 0113 388 4848

**Manchester Office:** 0161 631 2852

**HIGH STREET PROPERTY / CLASS A2**

Substantial High Street Property, Yorkshire Bank Chambers, Fargate, Sheffield



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**Rent: £614,440 PA**

**Ground Floor Area**

2,680 Sq ft / 249 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Gary Crompton**

**Tel:** 0161 631 2855

**Mob:** 07554 402314

**Email:** [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

**Richard Barker**

**Mob:** 07771 604525

**Email:** [richard@barkerproudlove.co.uk](mailto:richard@barkerproudlove.co.uk)



**Location:**

Sheffield is the UK's 5th largest City and is strategically located 40 miles east of Manchester and 35 miles south of Leeds.

The subject property sits the intersection of Fargate, Leopold Street, Barkers Pool and Pinstone Street, directly adjacent to the City Hall.

Nearby retailers include Metro Bank, HSBC, WH Smith, Barclays and M&S.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2680	248.98
First Floor	2017	187.39
Basement	1250	116.13

**Rent:**

The passing rent is £614,440 per annum. The lease contains fixed increases at Rent Review. Further information available on request.

**Tenure:**

The premises are currently held on a Full Repairing and Insuring lease which expires in July 2035. The lease is available by way of assignment or sub-letting.

**Business Rates:**

The premises currently has a rateable value of £277,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

August 2020

Subject to Contract

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