

**HIGH STREET PROPERTY / CLASS A1****30 Fargate , Sheffield S1 2HE****Rent: £45,000 PA****Ground Floor Area****633 Sq ft / 59 Sq M****LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob: 07554 402314****Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)**

**Location:**

The subject property is located on Fargate one of Sheffield's busiest streets.

Fargate is earmarked for significant investment to enhance its appeal with £15m Future High Street Funding secured which will include a major events hub, outdoor seating and landscaping.

Nearby occupiers include Metro Bank, HSBC, WH Smith, Lush and M&S.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	633	58.80
First Floor	457	42.46
Second Floor	528	49.05
Third Floor	533	49.52
Basement	775	72.00

**Rent:**

£45,000 per annum exclusive.

Alternatively, a freehold sale would be considered, further details on request.

**Tenure:**

The property is available on either leasehold or freehold basis.

**Business Rates:**

The premises currently has a rateable value of £86,500 pax. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - D

**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:**

June 2021

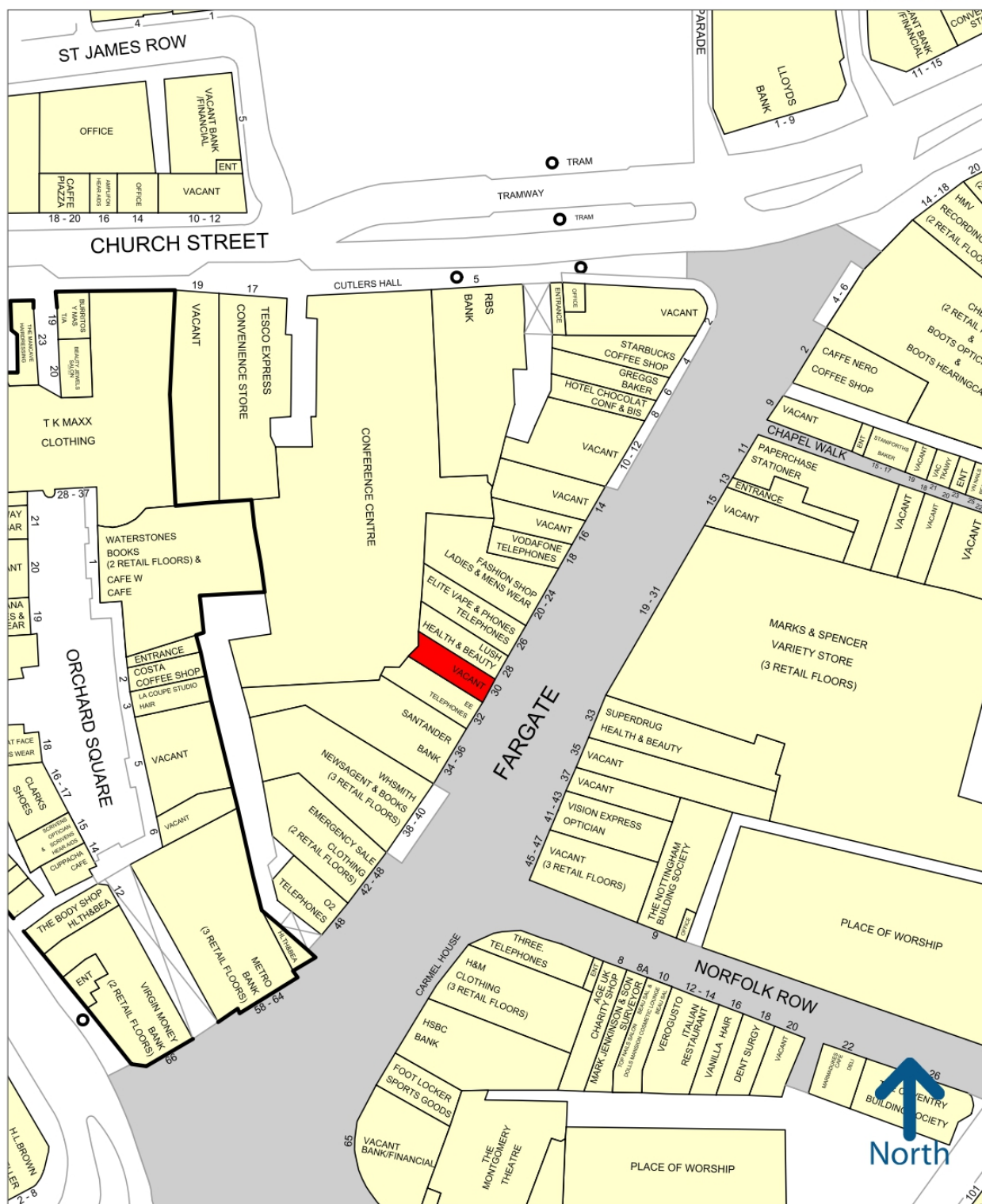
Subject to Contract

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Sheffield - Central



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50 metres