

HIGH STREET PROPERTY / CLASS A1

26 Fargate, Sheffield S1 2HE



**Rent: On application**

**Area**

1,419 Sq ft / 132 Sq M

**LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

Gary Crompton

Mob: 07554 402314

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

**Robinson Webster**

Adam Robinson

Tel: 020 7190 9801

Mob: 07980 576245

Email: [adam@robinsonwebster.co.uk](mailto:adam@robinsonwebster.co.uk)

**Location:**

The subject premises occupy a highly prominent position on Fargate in Sheffield City Centre. Fargate is the dominant retail pitch in the city and houses a number of leading national and international retailers.

Located directly opposite Marks & Spencer's, other nearby retailers include Vodafone, Topshop, Lush, EE, Office and Santander.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1419	131.83
First Floor	865	80.36
Basement	790	73.39

**Rent:**

Upon application

**Tenure:**

A new effective FRI lease for a term of years to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £156,000.

For further details visit Gov.uk or contact the business rates department in 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 - Available on request

**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:**

February 2020

Subject to Contract

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