



HIGH STREET PROPERTY / CLASS A1
20-24 Fargate, Sheffield S1 2HE



**TO
LET**

Rent: On application

Area

2,340 Sq ft / 217 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

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

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

Accommodation:

The property is arranged over basement to fourth floor and provides the following approximate areas:

Demise:	Sq Ft	Sq M
Ground Floor	2340	217.39
First Floor	1374	127.65
Second Floor	1400	130.06
Third Floor	1131	105.07
Fourth Floor	1187	110.28
Basement	1291	119.94

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 £206,000.

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