

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



barkerproudlove
retail property consultants

Rent: On application

Area

2,340 Sq ft / 217 Sq M

LET

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 that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small

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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