

CLASS E OPPORTUNITY

SHEFFIELD

11 FARGATE

Description

Sheffield is the main commercial, administrative and retailing centre in South Yorkshire. Sheffield's retailing pitch is linear, running from Fargate onto Pinstone Street and then further onto the Moor.

The subject property is situated on the pedestrianised pitch of Fargate home to retailers such as **Marks & Spencer**, **Caffe Nero**, **Hotel Chocolat** and **Boots**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement providing the following approximate areas:-

Ground Floor	2,520 sq. ft.	(234.17 sq. m)
Ground Floor Ancillary	252 sq. ft.	(23.42 sq. m)
Basement Floor	2,301 sq. ft.	(213.8 sq. m)

Lease

The premises are available by way of a new lease for a term to be agreed, subject to vacant possession.

Rent

£85,000

per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£115,000
UBR (24/25)	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 77. A full report is available upon request.

Legal Costs

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

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

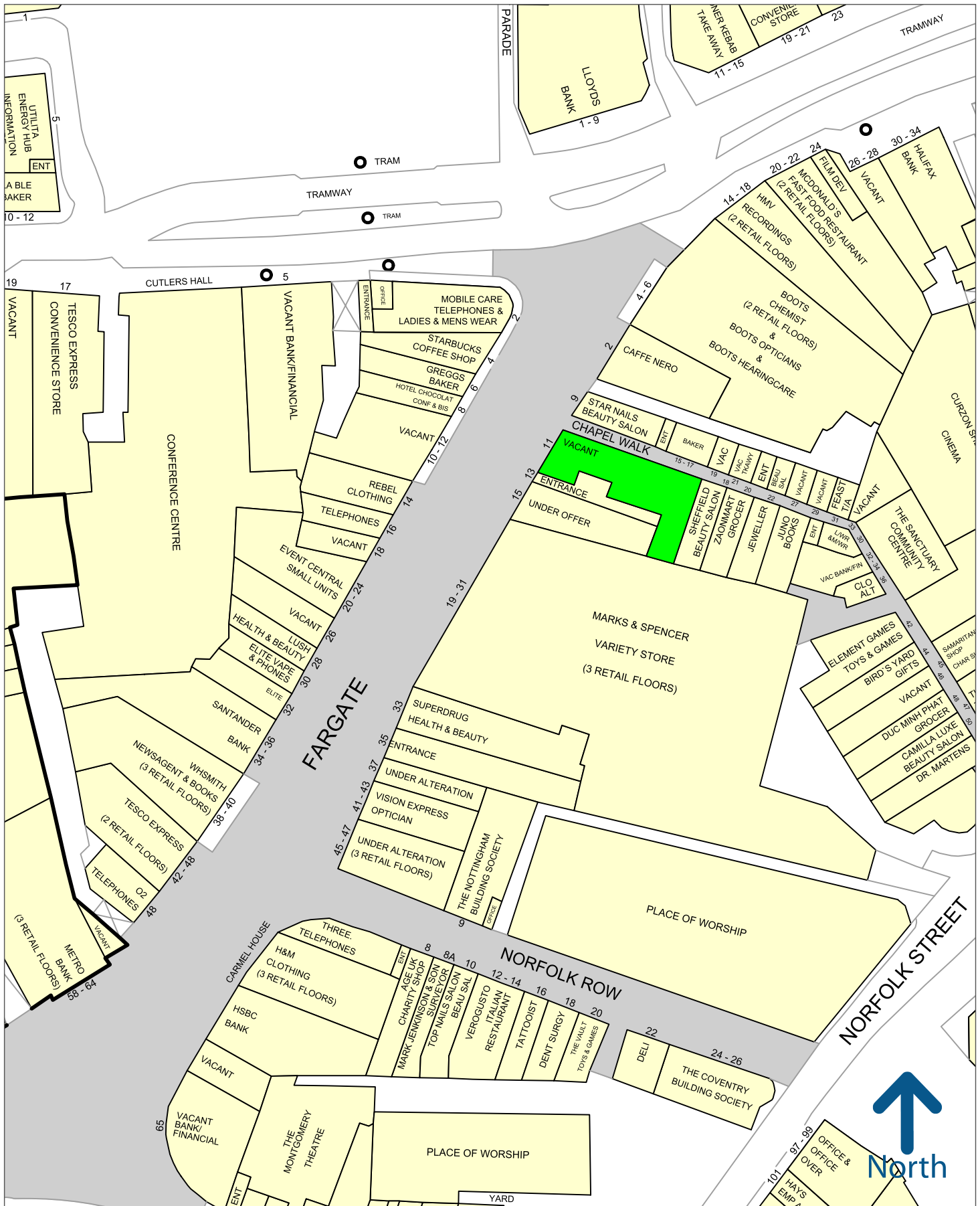
Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Sophie Marich **07375 625623**
sophie.marich@greenpartners.co.uk

Or, **Paul Lancaster**, contacting:

Paul Lancaster **0114 279 2852**
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50 metres

Experian Goad Plan Created: 25/07/2023
Created By: Green and Partners



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