

# 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.

### **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 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.be ard all @green partners.co.uk

Or, Paul Lancaster, contacting:

Paul Lancaster 0114 279 2852

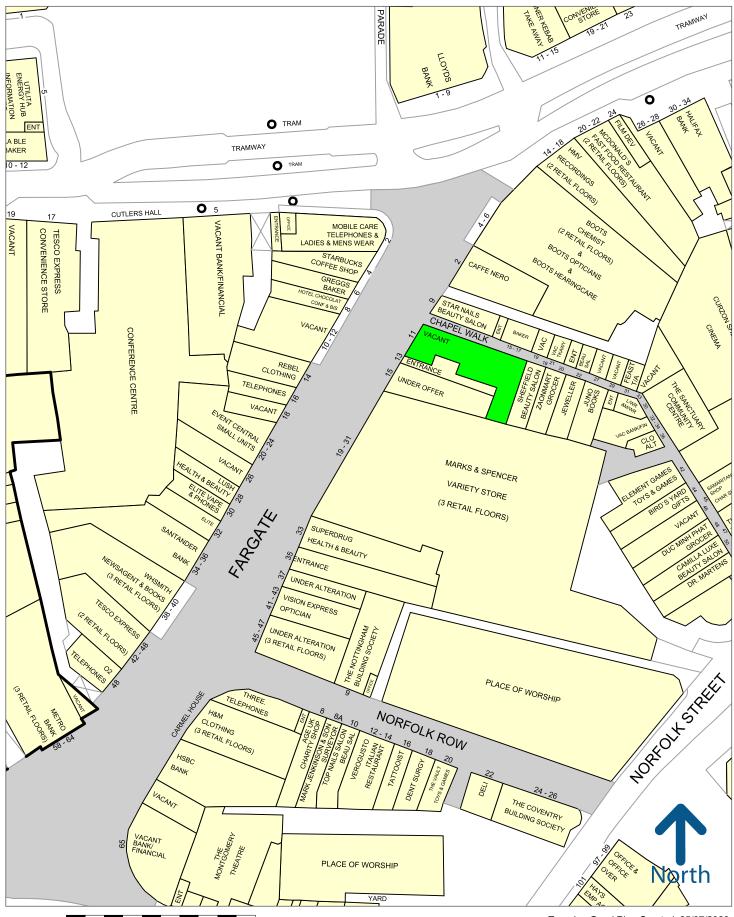
paul@paul-lancaster.co.uk

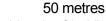
Subject to Contract











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

