

CLASS E OPPORTUNITY

SHEFFIELD

15 FARGATE

Description

The subject premises are located along the prime pedestrianised section of Fargate adjacent to **M&S** and in proximity to retailers including **Greggs, Caffé Nero, Superdrug, Boots** and **Vision Express**.

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	1,774 sq. ft.	(164.81 sq. m)
Basement	1,626 sq. ft.	(151.06 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£65,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £1,200 per annum.

Planning

The premises currently benefit from Class E consent.



Business Rates

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

Rateable Value	£131,000
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 E 113. 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:

Matt Beardall **07912 7469232**
matt.beardall@greenpartners.co.uk

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

Or, **Paul Lancaster**, contacting:

Paul Lancaster **0114 279 2852**
paul@paul-lancaster.co.uk

Subject to Contract