



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PRIME UNIT TO LET SUITABLE FOR RESTAURANT OR RETAIL USES

15 Fargate, Sheffield,
S1 2HD



LOCATION

The premises occupy a prominent position on pedestrianised Fargate immediately adjacent to **Marks and Spencer** and **Paperchase**. Other nearby retailers also include; **Greggs, Café Nero, Carphone Warehouse, Vision Express, Superdrug and Boots**.

ACCOMMODATION

Benefitting from a new shop front the premises are arranged over ground and basement providing the following approximate floor areas:

| Description | | |
|--------------|--------------------|-------------------|
| Ground Floor | 1,774 sq ft | 164.8 sq m |
| Basement | 1,626 sq ft | 151.1 sq m |
| Total | 3,400 sq ft | 315.9 sq m |

LEASE

The premises are available on a new, effectively full repairing (by way of service charge) and insuring lease for a term to be agreed. Length of lease is negotiable, subject to upward only rent review at 5 yearly intervals.

Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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RENT

On application.

SERVICE CHARGE

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

RATES

| Description | Shop and Premises |
|--------------------------|-------------------|
| Rateable Value (2019/20) | £131,000 |
| UBR (2019/20) | 50.4p |

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants

Paul Lancaster
T: 0114 279 2852
E: paul@paul-lancaster.co.uk

Green & Partners

Matt Beardall
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E: matt.beardall@greenpartners.co.uk

OR

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M: 07837936710
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Sam Trickey
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EPC

The property has an EPC rating of E 113. A full report is available on request.

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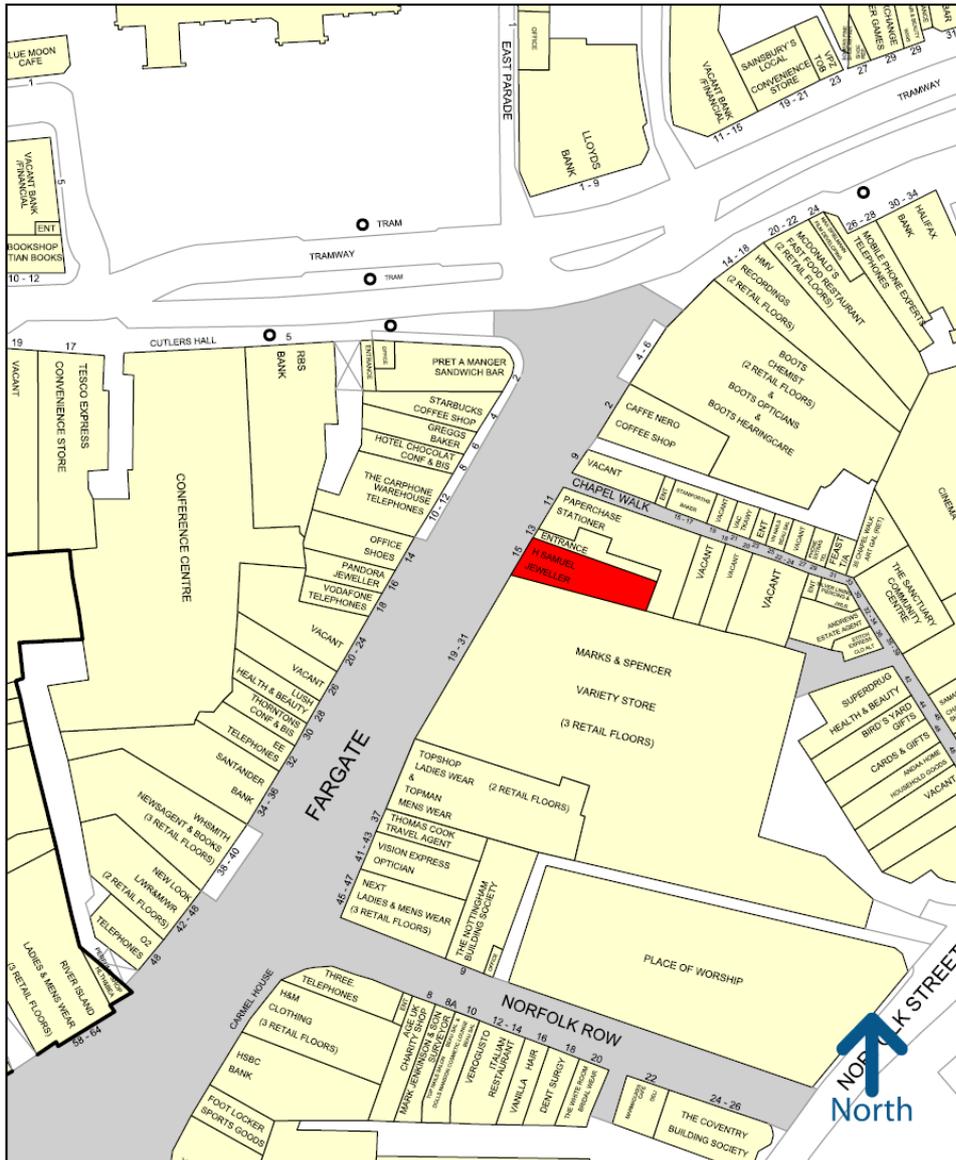


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Sheffield - Central



50 metres

Experian Goad Plan Created: 27/01/2020
Created By: Paul Lancaster CPC



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