

45-47 FARGATE SHEFFIELD

Following major refurbishment

RETAIL/CAFÉ RESTAURANT OPPORTUNITY

with terrace and additional
external seating to let as a whole
or can be subdivided




paul-lancaster
COMMERCIAL PROPERTY CONSULTANT



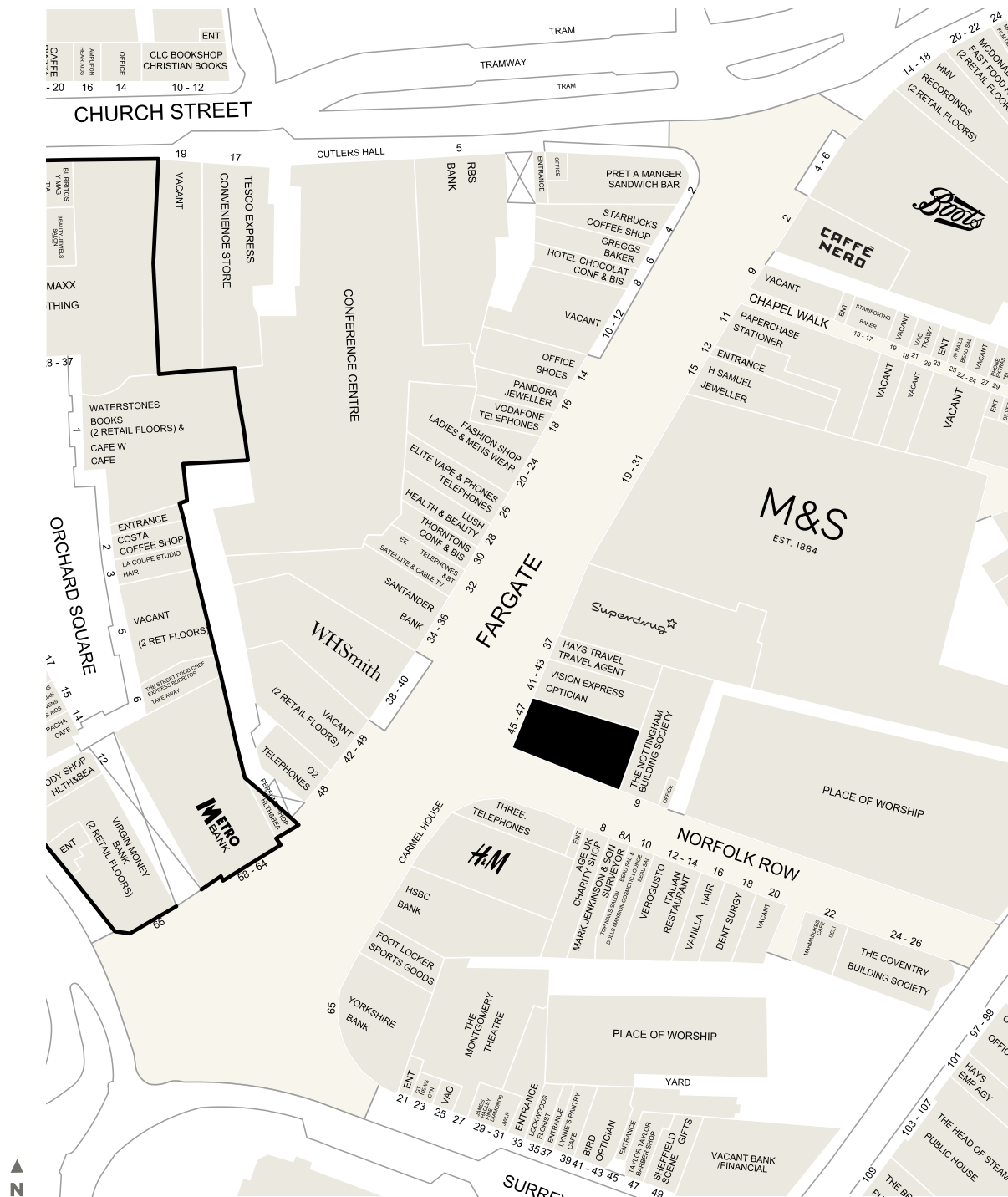
LOCATION

The premises are situated on Fargate close to:
M&S Superdrug[☆] WHSmith *H.M* vision express

Fargate is due to undergo a multi-million pound makeover over the next 18 months including new paving and landscaping following the City's successful bid to the Government's High Street Fund.

REFURBISHMENT WORKS

The premises which are undergoing a major refurbishment to include new cladding, curtain walling and second floor roof terrace are arranged on basement, ground, first and second floors and can be sub-divided to suit individual occupier needs. Provision has also been made for tenant plant/extraction. Works are due to be completed by the end of October 2021.



For indicative purpose only.

ACCOMMODATION

| | | |
|--------------|-------------|------------|
| Basement | 861 sq ft | 80 sq m |
| Ground Floor | 2,446 sq ft | 227.3 sq m |
| First Floor | 2,129 sq ft | 197.8 sq m |
| Second Floor | 1,455 sq ft | 135.2 sq m |
| Terrace | 667 sq ft | 62 sq m |

The premises can be let as a whole or subdivided to suit occupiers requirements.

LEASE DETAILS

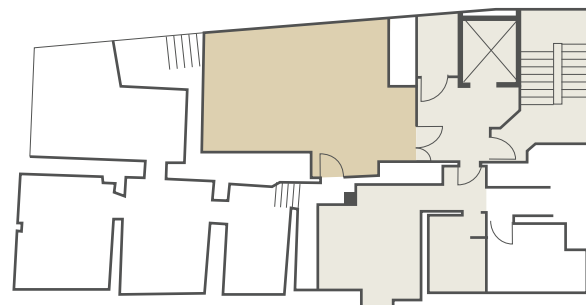
A new FRI lease(s) to be granted subject to upward only rent review at 5 yearly intervals.

RENT

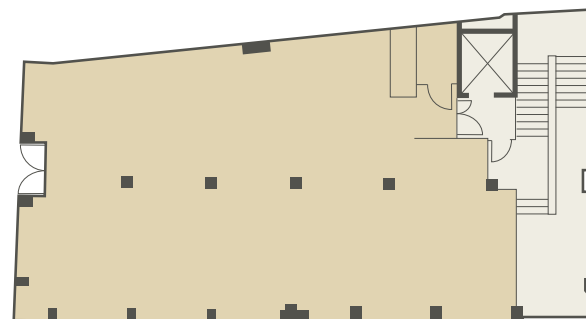
On application.

RATES

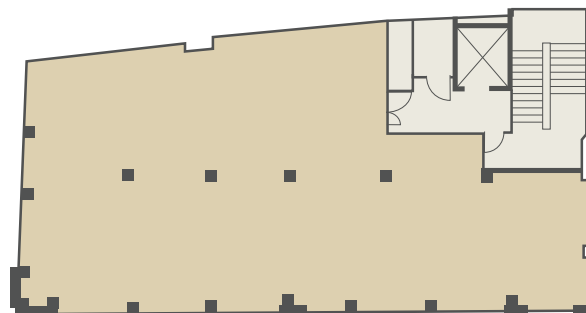
The premises will fall to be re-rated on completion of the refurbishment and interested parties should make their own enquiries of the local Charging Authority.



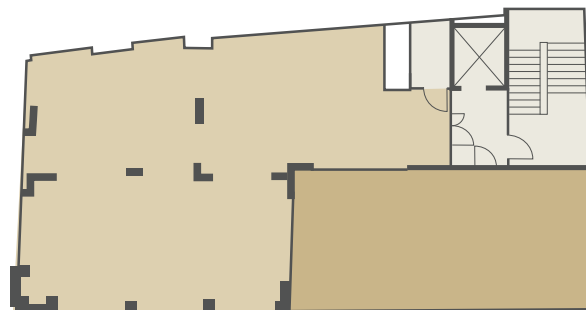
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

For indicative purpose only.  N

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FURTHER INFORMATION

For further information
or to arrange a viewing
then please contact:

PAUL LANCASTER
0114 279 2852
0779 852 3461
paul@paul-lancaster.co.uk



SUBJECT TO CONTRACT Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2021