

## RETAIL UNIT TO LET

**37 FARGATE, SHEFFIELD  
S1 1LH**



### LOCATION

The premises occupy a prominent position along on pedestrianised Fargate immediately adjacent to **Vision Express** and **Superdrug**. Other retailers nearby include; **Marks and Spencer**, **EE**, **Thorntons** and **Lush**.

**Fargate is due to undergo something of a transformation over the next 12-18 months with the Council looking to re-landscape the street with money received from the Governments High Street Fund.**

### ACCOMMODATION

The premises are arranged on basement, ground, first, second, third and forth floors and provide the following approximate floor areas:

Description		
Ground Floor Sales	790 sq ft	73.4 sq m
Basement Sales	309 sq ft	28.7 sq m
Basement Storage	247 sq ft	22.9 sq m
First Floor Ancillary	343 sq ft	31.9 sq m
Second Floor Ancillary	284 sq ft	26.4 sq m
Third Floor Ancillary	167 sq ft	15.5 sq m
Fourth Floor Ancillary	152 sq ft	14.1 sq m

#### 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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## LEASE

The premises are available on a new, effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

## RENT

£42,500 (forty two thousand five thousand pounds) per annum exclusive of VAT, Rates and Service Charge.

## USE

The premises would suit a variety of uses within Class E including retail, café and financial services.

## RATES

Description	Shop and Premises
Rateable Value (2020/21)	£79,500
UBR (2020/21)	51.2p

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  
Tom Lancaster  
T: 0114 279 2852  
M: 07837936710  
E: [tom@paul-lancaster.co.uk](mailto:tom@paul-lancaster.co.uk)

## EPC

Available on request

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# paul-lancaster

COMMERCIAL PROPERTY CONSULTANT



Sheffield - Central



50 metres



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Experian Goad Plan Created: 22/08/2022  
Created By: Paul Lancaster CPC

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