



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PROMINENT RETAIL PREMISES TO LET

**58 Fargate, Sheffield,
S1 2HE**



LOCATION

Benefitting from a prominent position and excellent frontage the property is located at the top of Fargate immediately adjacent to **Metro Bank** and **O2**. Other nearby retailers include **H&M**, **HSBC** and **Virgin Money**.

ACCOMMODATION

The premises are arranged on ground floor only and provide the following approximate floor area:

Description

Ground Floor Sales	440 sq ft	40.88 sq m
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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.

RENT

£35,000 (Thirty Five Thousand pounds) per annum exclusive of VAT, Rates and Service Charge.

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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RATES

Description	Shop and Premises
Rateable Value	£62,000
UBR (2022/23)	49.9p

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
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GCW

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EPC

Available on request

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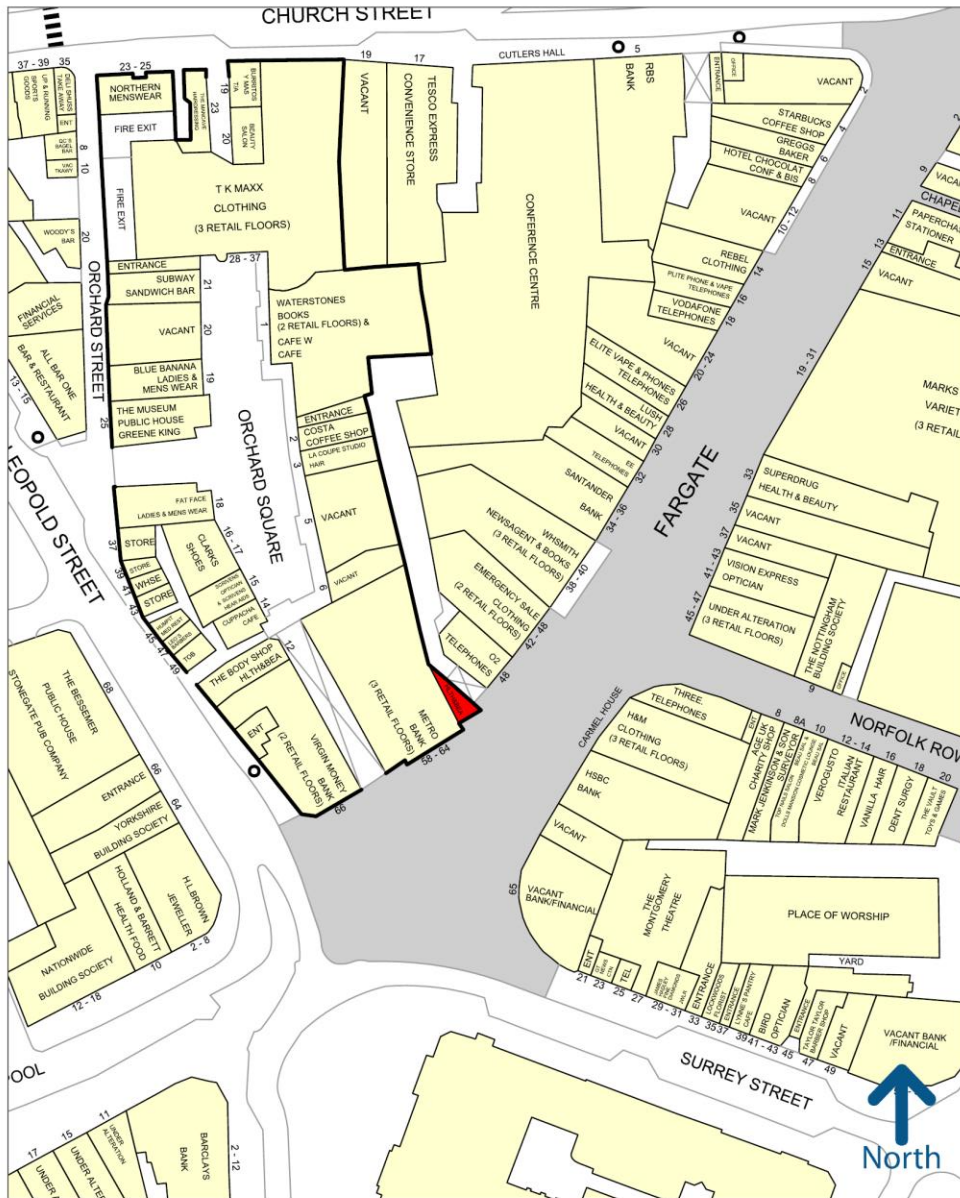


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Sheffield - Central



50 metres

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