



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PRIME RETAIL UNIT TO LET

**11 FARGATE, SHEFFIELD
S1 2HD**



LOCATION

The premises occupy a prominent position at the junction with Chapel Walk on prime pedestrianised Fargate which is to undergo a multi-million pound relandscaping within the next 12 months.

Nearby occupiers include **Marks and Spencer, Caffe Nero, Hotel Chocolat, Superdrug and Boots.**

ACCOMMODATION

The premises are arranged on ground and basement floors and provide the following approximate dimensions and floor areas:

Description		
Ground Floor Sales	2,520 sq ft	234.2 sq m
Ground Floor Ancillary	252 sq ft	23.4 sq m
Basement	2,301 sq ft	213.8 sq m
Total	5,073 sq ft	471.4 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 (by way of service charge) and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

RENT

Offers are invited in the region of £85,000 per annum exclusive of VAT, Rates and Service Charge.

RATES

Description	Shop and Premises
Rateable Value (2023/24)	£115,000
UBR (2023/24)	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
Tom Lancaster
T: 0114 279 2852
M: 07837936710
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or

Green & Partners
Abi Stoyle
T: 07375 625623
E: abi.stoyle@greenpartners.co.uk
Matt Beardall
T: 07912 7469232
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EPC

Available on request

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