



HIGH STREET PROPERTY / CLASS A1

32 Fargate, Sheffield S1 2HE



Rent: On Application

Ground Floor Area

859 Sq ft / 79.80 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Simon Colley

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Location:

The subject property is located on Fargate one of Sheffield's busiest streets.

Fargate is earmarked for significant investment to enhance its appeal with £15m Future High Street Funding secured which will include a major events hub, outdoor seating and landscaping.

Nearby occupiers include Metro Bank, Santander, WH Smith, Lush and M&S.

Demise:	Sq Ft	Sq M
Ground Floor	859	79.80
Ground Floor Anc	68	6.32
First Floor	469	43.59
Basement	570	52.98

Rent:

On application.

A freehold sale may also be considered. Further details on request.

Tenure:

The premises are available on a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £66,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

November 2022

Subject to Contract

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