



TO LET : RETAIL /LEISURE UNIT
 10-12 Fargate, Sheffield S1 2HE

LOCATION

Sheffield is the UK's 5th largest City with a population of over 1.5m people, and has an economy worth in excess of £7 billion per annum.

The subject property occupies a prime retailing location on the pedestrianised thoroughfare of Fargate. National multiple retailers in close proximity include **Burger King, Boots, M&S, Caffè Nero, McDonalds, Superdrug, Tesco** and **GDK**.

Situated close to the busy junction of High Street, Church Street and Fargate, opposite the Cathedral Tram Stop, the property benefits from high footfall from students, shoppers and office workers. Nearby Orchard Square is anchored by **TK Maxx** as well as a new and extensive food offerings increasing the number of shoppers within the vicinity.

Fargate has been designated £15.8 million from the Governments Future High Streets Fund. This investment will be delivered by March 2024 and look to introduce more co-working space, better public realm and exhibition space.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	162	1,739
Basement	153	1,649
Total	315	3,388

For further information or to arrange a viewing please contact **BOX Property**

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



SHEFFIELD

-  5TH LARGEST CITY IN THE UK WITH A POPULATION OF 570,000 PEOPLE
-  THE 6TH LARGEST YOUTHFUL POPULATION IN THE UK, WITH OVER 62,00 UNIVERSITY STUDENTS
-  HEART OF THE CITY INVESTMENT PROGRAMME WILL SEE £1.5M FT² OF DEVELOPMENT
-  35 MILE TRAM NETWORK THROUGHOUT THE CITY
-  7,00 NEW JOBS IN THE CITY CENTRE BY 2030
-  FARGATE RECEIVING £15.8M FROM THE GOVERNMENT FUTURE HIGH STREETS FUND

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TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£65,000 per annum.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023) £142,000.

UBR (2023/2024) 51.2p.

Rates Payable (2023/2024) £72,704.

SERVICE CHARGE

The service charge for the current financial year is available upon request.

INSURANCE

The Insurance charge for the current financial year is available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment only.

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