

Sheffield

38-40 Fargate

Class E Opportunity – Subject to Vacant Possession



Location

Fargate is Sheffield city centre's principle pedestrianised retail and leisure pitch, occupying a prominent position between Sheffield City Hall, Town Hall and High Street.

The subject unit is adjacent to **Tesco** and **Santander**, with other nearby occupiers including **Marks & Spencer**, **Superdrug**, **Metro Bank**, **Lush**, **Chopstix** and **Spud Bros**.

Demise

The property is arranged over ground, basement, first, second and third floors providing the following approximate net internal floor areas:

Basement	3,677 sq ft	341.59 sq m
Ground Floor	3,978 sq ft	369.56 sq m
First Floor	3,752 sq ft	348.56 sq m
Total	16,762 sq ft	1,559.19 sq m

Further ancillary accommodation located on second and third floors.

Tenure

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£120,000 per annum exclusive

Rates

Rateable Value	£136,000
Rates Payable	£58,480 p.a

Interested parties are advised to make their own enquiries to Sheffield City Council on 0114 293 0000.

EPC

Available upon request

For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge.co.uk

Amy Kenningham
07393 764 822
amy@forge-cp.com

Liam Jones
07990 335 016
liam@forge-cp.com

Ian Webster
07901 516 723
ian@forge-cp.com

