



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

SHOP UNIT TO LET

**54-56 FARGATE,
SHEFFIELD
S1 2HE**



LOCATION

The premises occupy a prominent location on pedestrianised Fargate immediately adjacent to **Tesco Express** and close to **Marks and Spencer, Vision Express, H&M, Costa and Lush.**

ACCOMMODATION

The premises are arranged on basement and ground floor to comprise the following approximate dimensions and floor areas:-

Description		
Gross Frontage	21' 8"	6.60 m
Ground Floor Sales	885 sq ft	82.22 sq m
Basement Storage/Staff	753 sq ft	69.95 sq m

LEASE

The premises are available on a new, effectively full repairing 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 £42,500 per annum exclusive of VAT and business rates.

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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BUSINESS RATES

Description	Shop and Premises
Rateable Value (2026)	£45,750
UBR	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 arising from the transaction

VIEWING

All arrangements to view are to be made through the sole agents:-

Paul Lancaster

07798 523461

Tom Lancaster

07837 936710

EPC

The premises have an EPC rating of C.

Further details are available on request.

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Modified: 12-May-26 13:06:59 / Surveyed: 09-Sep-25



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Experian Goad Plan Created: 12/05/2026
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