

Shop To Let

16 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 Fargate. National multiple retailers in close proximity include Burger King, Boots, M&S, Caffè Nero, McDonalds, Superdrug, Tesco and GDK.

It is close to the busy junction with High Street and Church Street, adjacent to 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 offer increasing the number of shoppers within the vicinity.

Accommodation

The property comprises prominent retail unit with open plan ground floor sales area and basement storage providing the following approximate areas:

Ground Floor Sales	100.54 sq m	1,082 sq ft
Basement	78.83 sq m	848 sq ft
Total	179.30 sq m	1,930 sq ft

Rent

The property is available at a quoting rent of £40,000 per annum exclusive.

Terms

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



Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£35,500
UBR (2026/2027):	0.382
Rates payable:	£13,561

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party are to bear their own legal costs incurred.

VAT

Applicable at the prevailing rate.

Planning

It is understood the property falls within Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Service Charge

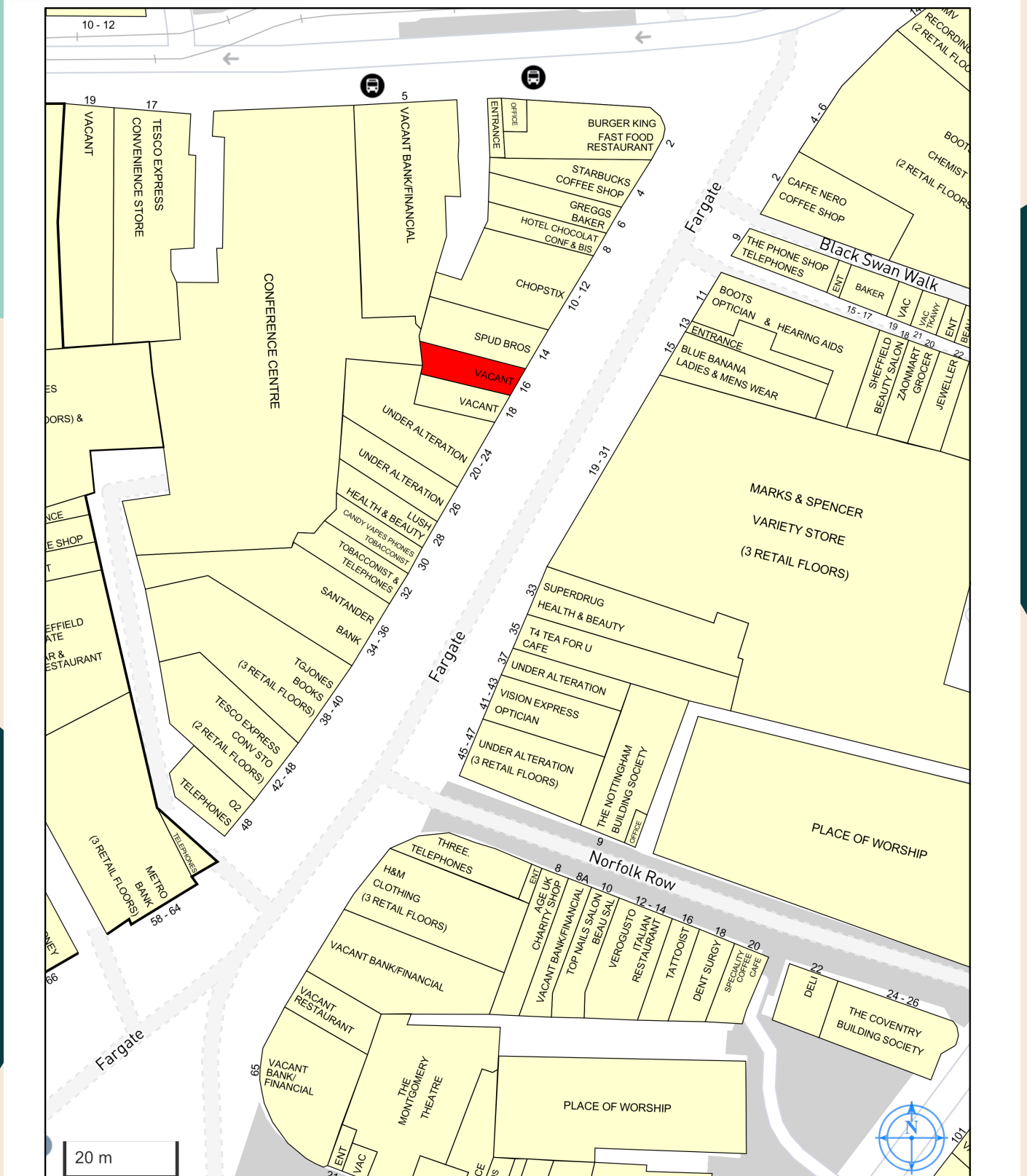
There is a service charge payable. Details available on request.

Viewing

All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

Oliver Marshall
oliver@cited.co.uk
07386 200076





For more information contact:

0208 076 6666

cited.co.uk



Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.