

Retail/Leisure Unit

4 Fargate, Sheffield, S1 2HE

Ground floor sales: 112.06m² (1,206ft²)
Plus basement Storage

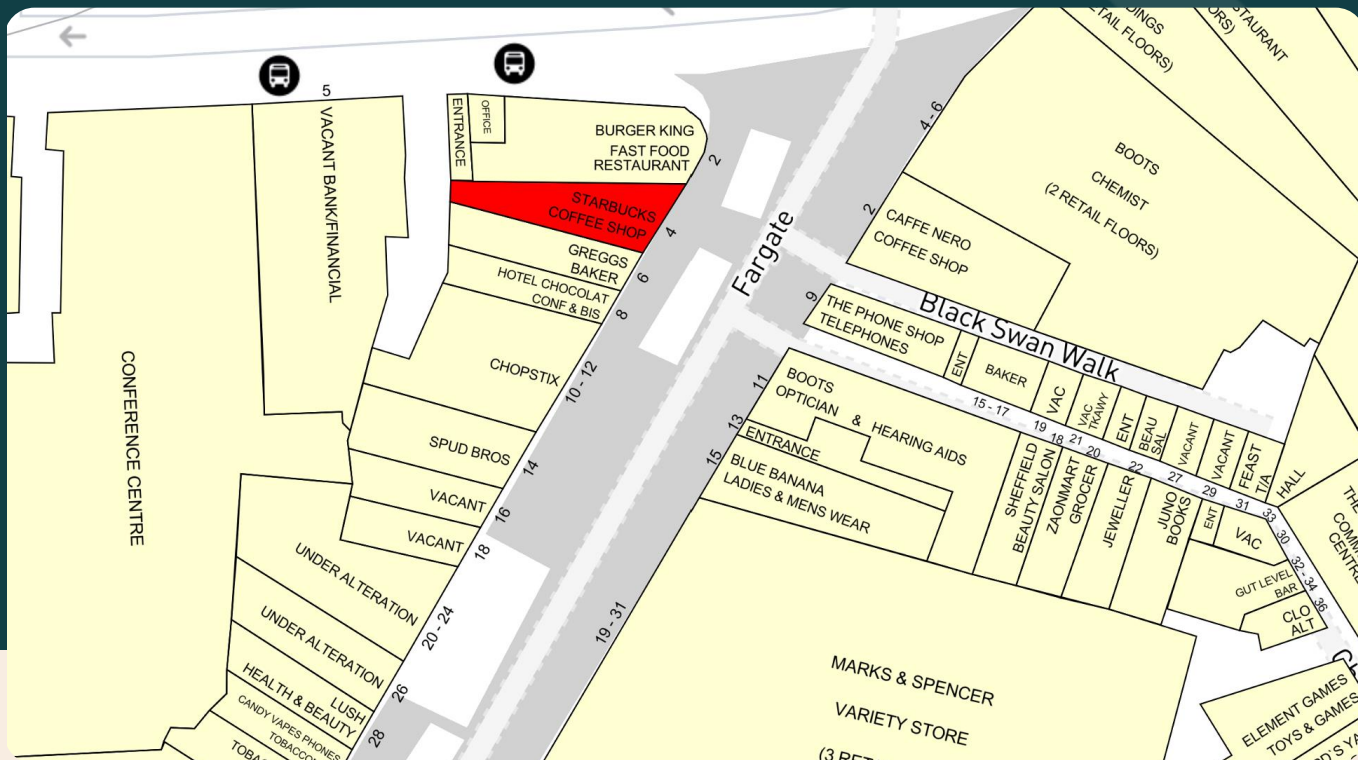


To Let



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Location



The 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** as well as recent lettings to **Chopstix** and **Spud Bros**. It is close to the busy junction with High Street and Church Street, adjacent to the Cathedral Tram Stop.

Fargate has recently undergone a multi-million pound renovation of the pedestrian areas. Adjacent to the subject property is Event Central, a £14.4 million regeneration project converting the existing building into a six storey cultural hub which will include a 250 seat live events space.



Accommodation

Hugely prominent double fronted unit onto Fargate. The property has open plan ground floor sales area with ancillary seating/sales, storage and staff areas to the basement.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	1,206	112.06
Basement Ancillary	1,275	118.50
Total	2,481	230.56

Rent

Quoting rent £55,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement,

Service Charge

Service charge is payable on an apportioned basis. Payable towards communal maintenance of the building. It is estimated at £5,660 for the current year

Rates

The premises is assessed as follows:

Ratable Value:	£49,750
UBR (2026/2027):	0.382
Rates Payable:	£19,004.50

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

An EPC has been commissioned and can be provided upon request.



Viewing

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

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