

# Prime Shop To Let

4 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, Caffe 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.

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.

Fargate has recently undergone a multi-million renovation of the pedestrian areas, furthermore adjacent to the subject property is Event Central, a £14.4 million regeneration project converting the 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 provides open plan ground floor sales area with ancillary sales, storage and staff areas to the basement.

The property has rear access for loading from the service yard if required.

It provides the following approximate accommodation:

Ground Floor	112.06 sq m	1,206 sq ft
Basement	118.50 sq m	1,275 sq ft

## Rent

£55,000 per annum exclusive



## Terms

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

## Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2026): £49,750  
Rates Payable £x.

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

## Legal Costs

Each party to bear their own costs.

## Service Charge

Estimated at £5,660 for the current year.

## VAT

Applicable at the prevailing rate.

## EPC Rating

The property has a rating of D – 81.

## 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



