

# TO LET

26  
Fargate  
Sheffield  
S1 2HE



## Location

The subject premises occupy a highly prominent position on Fargate in Sheffield City Centre. Fargate is the dominant retail pitch in the city and houses a number of leading national and international retailers.

Located directly opposite Marks & Spencer's, other nearby retailers include Vodafone, Topshop, Lush, EE, Office and Santander.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,419	131.8
First Floor	865	80.4
Basement	790	73.4

## Rent

Upon application

## Tenure

A new effective FRI lease for a term of years to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £156,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

## EPC

Energy Performance Asset Rating - Available on Request

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**SUBJECT TO CONTRACT**

Details prepared July 2019

**Viewing Strictly through the joint letting agents.**

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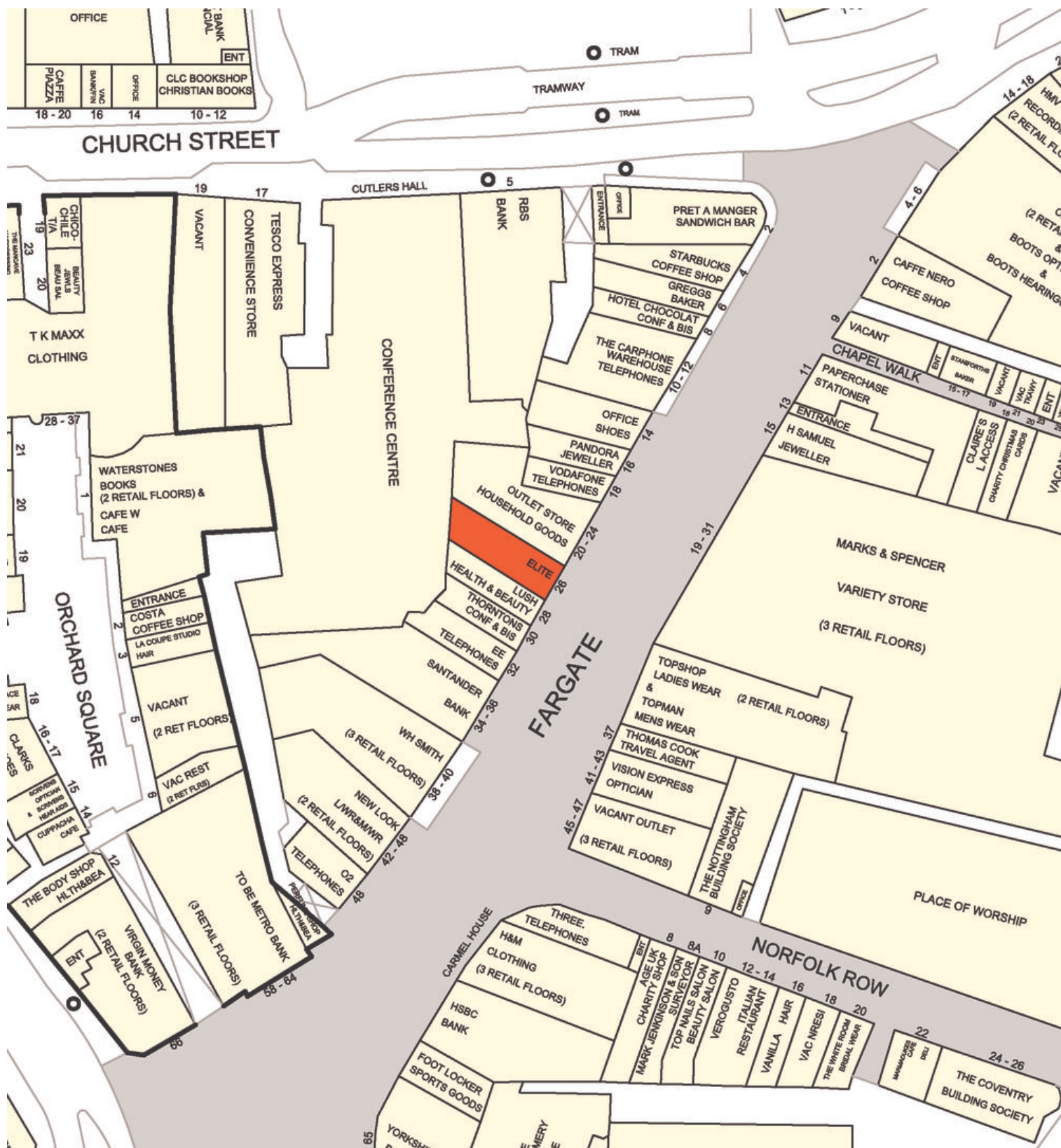
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