R·W

ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS

SHEFFIELD – 20-24 FARGATE

PRIME RETAIL OPPORTUNITY - NEW LEASE AVAILABLE

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 **Kiko, Vodafone, Topshop**, **Lush**, **EE**, **Office** and **Santander**.

Accommodation

The property is arranged over basement to fourth floor and provides the following approximate areas:

Ground Floor:	2,340 sq ft
Basement:	1,291 sq ft
First Floor:	1,374 sq ft
Second floor:	1,400 sq ft
Third Floor:	1,131 sq ft
Fourth Floor:	1,187 sq ft
Total	**8,723 sq ft**

Further retail space potentially available. Details on request.

Tenure

A new 10 year FRI lease, subject to an upward only rent review at year 5.

Rent
On application

Rates

Rateable Value:	£206,000
Rates Payable 18/19:	£101,558

Interested parties are advised to make their own enquiries.

EPC Rating
Available upon request

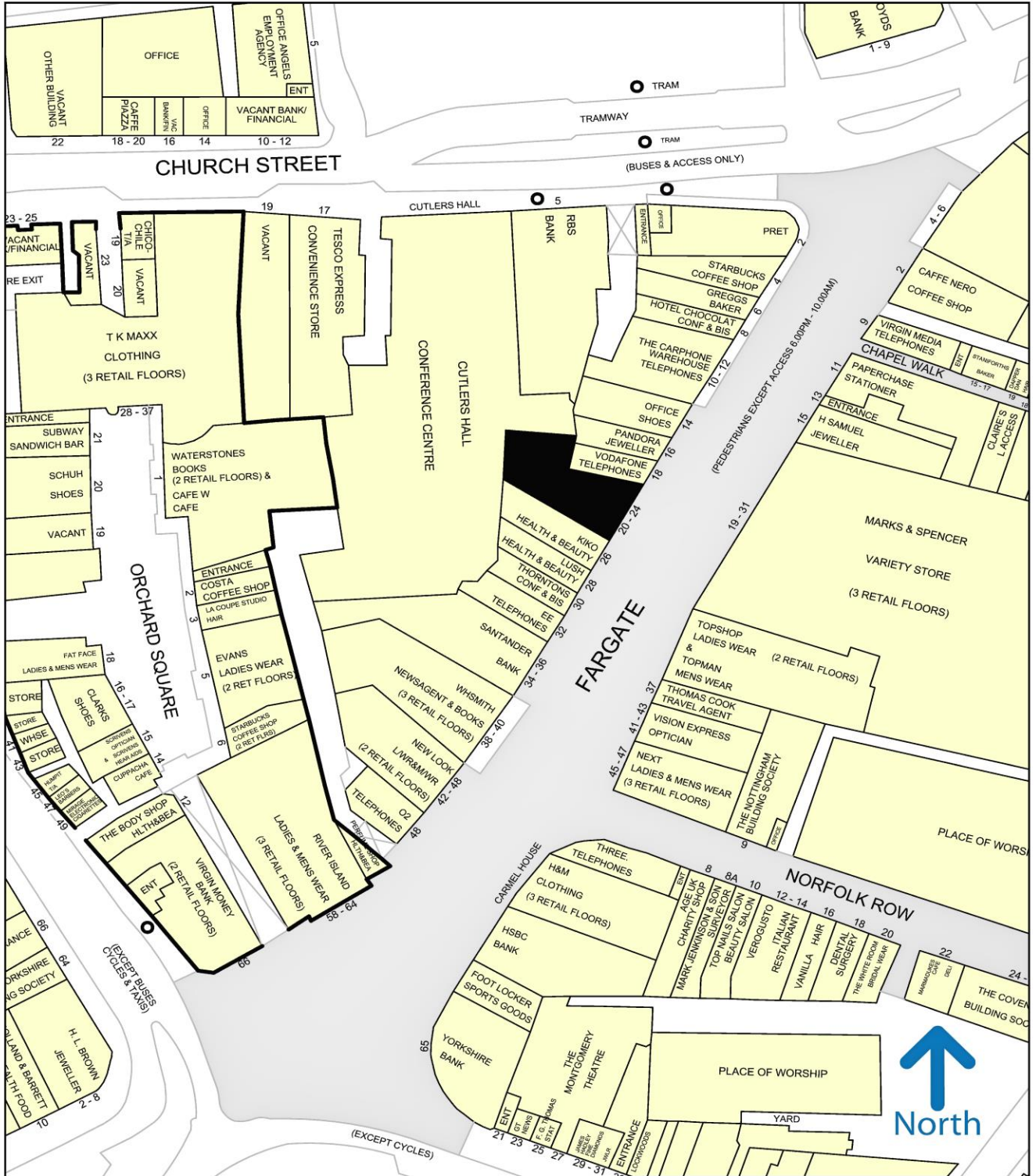### Viewing and Further Information

Through sole agents Robinson Webster:

Joe Martin
020 7190 9805 / 07493 341 431
joe@robinsonwebster.co.uk

Dan Johnson
020 7190 9804 / 07990 335 016
dan@robinsonwebster.co.uk

experian™

ROBINSON WEBSTER

CHURCH STREET

OFFICE ANGELS EMPLOYMENT AGENCY

ENT

5

OFFICE

VACANT OTHER BUILDING

VACANT BANK/FINANCIAL

CAFFE PIAZZA

VAC BANK/FIN

OFFICE

22

18 - 20

16

14

10 - 12

TRAM

TRAMWAY

TRAM

(BUSES & ACCESS ONLY)

LLOYDS BANK

1 - 9

CUTLERS HALL

5

RBS BANK

OFFICE

ENTRANCE

PRET

2

4 - 6

23 - 25

VACANT BANK/FINANCIAL

FIRE EXIT

19

17

VACANT

TESCO EXPRESS CONVENIENCE STORE

CHICO CHILE T/A

23

20

VACANT

19

STARBUCKS COFFEE SHOP

GREGGS BAKER

HOTEL CHOCOLAT CONF & BIS

4

2

CAFFE NERO COFFEE SHOP

2

VIRGIN MEDIA TELEPHONES

6

CHAPEL WALK

PAPERCHASE STATIONER

ENT

STANFORTHS BAKER

15 - 17

19

CLAIRE'S ACCESS

T K MAXX CLOTHING (3 RETAIL FLOORS)

28 - 37

CONFERENCE CENTRE

CUTLERS HALL

THE CARPHONE WAREHOUSE TELEPHONES

10 - 12

OFFICE SHOES

14

PANDORA JEWELLER

VODAFONE TELEPHONES

16

18

8

11

H SAMUEL JEWELLER

13

ENTRANCE

15

ENTRANCE SUBWAY SANDWICH BAR

21

WATERSTONES BOOKS (2 RETAIL FLOORS) & CAFE W CAFE

KIKO

20 - 24

26

MARKS & SPENCER VARIETY STORE (3 RETAIL FLOORS)

SCHUH SHOES

20

HEALTH & BEAUTY

HEALTH & BEAUTY

LUSH

28

19 - 31

VACANT

19

ENTRANCE COSTA COFFEE SHOP

2

LA COUPE STUDIO HAIR

3

THORNTONS CONF & BIS

TELEPHONES

EE

SANTANDER BANK

30

32

34 - 36

19 - 31

FARGATE

TOPSHOP LADIES WEAR & TOPMAN MENS WEAR

(2 RETAIL FLOORS)

ORCHARD SQUARE

FAT FACE LADIES & MENS WEAR

18

EVANS LADIES WEAR (2 RET FLOORS)

5

STORE

CLARKS SHOES

16 - 17

SCRIVENS OPTICIANS & SCRIVENS HEARAIDS

15

STARBUCKS COFFEE SHOP (2 RET FLRS)

6

CUPPACHA CAFE

14

NEWSAGENT & BOOKS (3 RETAIL FLOORS)

WHSMITH

38 - 40

37

THOMAS COOK TRAVEL AGENT

41 - 43

VISION EXPRESS OPTICIAN

45 - 47

STORE

STORE

WHSE

STORE

41 - 43

THE BODY SHOP HLTH&BEA

HUMBT T/A LED BYRES VANGORCUM SMOKE CIGARETTES

45 - 49

12

NEW LOOK L/WR&M/WR (2 RETAIL FLOORS)

42 - 48

TELEPHONES

O2

48

NEXT LADIES & MENS WEAR (3 RETAIL FLOORS)

THE NOTTINGHAM BUILDING SOCIETY

9

OFFICE

VIRGIN MONEY BANK (2 RETAIL FLOORS)

ENT

RIVER ISLAND LADIES & MENS WEAR (3 RETAIL FLOORS)

PEDESTRIAN (VENUS) MALL THREE

58 - 64

66

CARMEL HOUSE

TELEPHONES THREE

H&M CLOTHING (3 RETAIL FLOORS)

HSBC BANK

FOOT LOCKER SPORTS GOODS

ENT

8

8A

AGE UK CHARITY SHOP

MARK JENKINSON & SON SURVEYOR

10

TOP NAILS SALON BEAUTY SALON

VEROGUSTO ITALIAN RESTAURANT

12 - 14

16

VANILLA HAIR

18

DENTAL SURGERY

THE WHITE ROOM BRIDAL WEAR

20

NORFOLK ROW

PLACE OF WORSHIP

22

MARRIAGES CHEE DELI

24

THE COVEN BUILDING SOC

FINANCE

66

YORKSHIRE ... SOCIETY

64

H. L. BROWN JEWELLER

... AND B BARRETT ... FOOD

2 - 8

10

(EXCEPT BUSES CYCLES & TAXIS)

(EXCEPT BUSES CYCLES & TAXIS)

95

YORKSHIRE BANK

THE MONTGOMERY THEATRE

PLACE OF WORSHIP

YARD

THE COVEN BUILDING SOC

(EXCEPT CYCLES)

ENT

21

GIT NEWS

23

F. C. THOMAS STAT

25

JAMES PRIESTLEY DRY CLEANING

27

29 - 31

ENTRANCE

LOCKWOODS

North

50 metres

ROBINSON WEBSTER