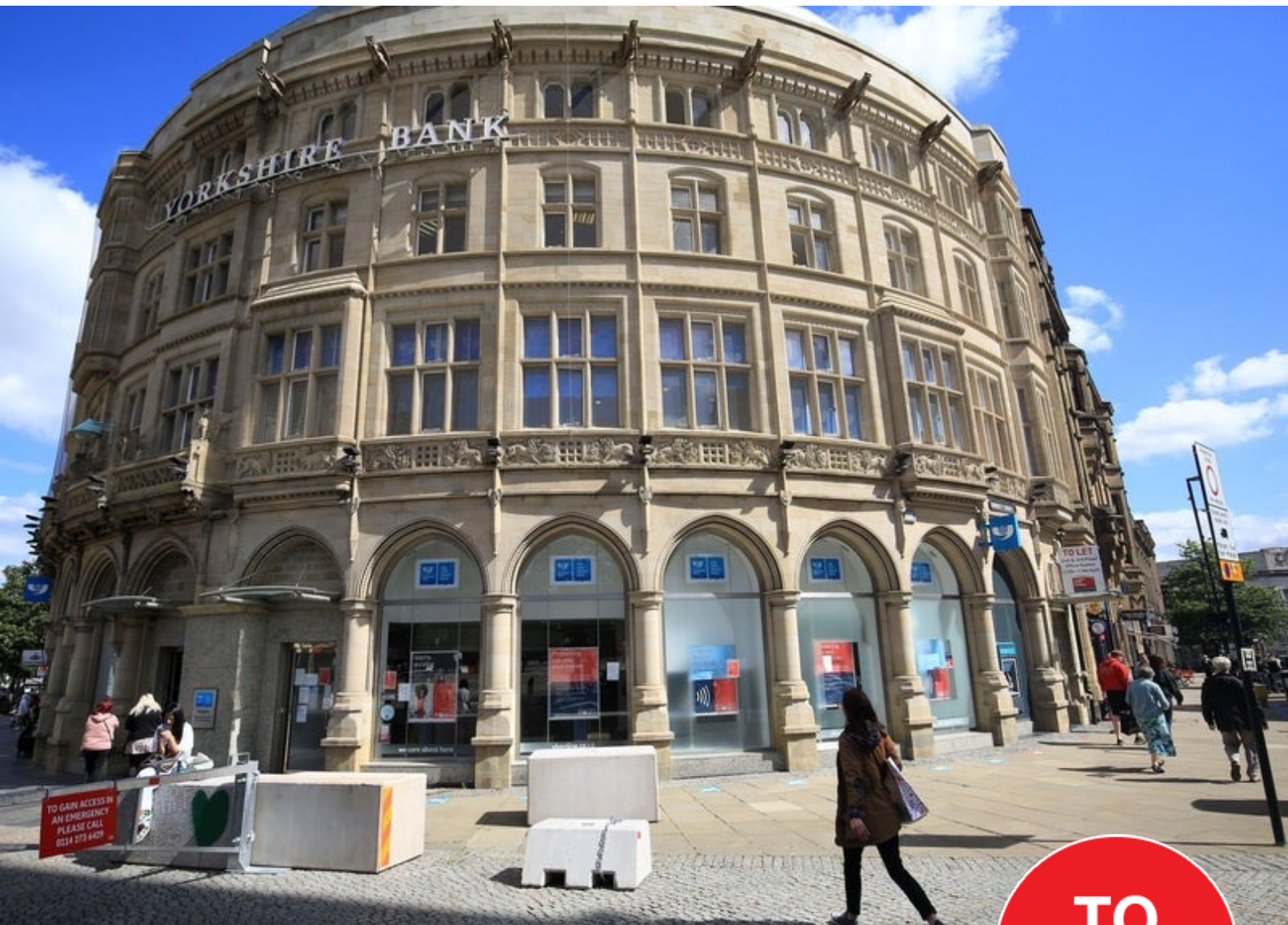


HIGH STREET PROPERTY / CLASS A2**Substantial High Street Property, Yorkshire Bank Chambers Fargate, Sheffield**

Rent: On application
Ground Floor Area
2,680 Sq ft / 249 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jack Deakin

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Nik McCarthy

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Location:

Sheffield is the UK's 5th largest City and is strategically located 40 miles east of Manchester and 35 miles south of Leeds.

The subject property sits the intersection of Fargate, Leopold Street, Barkers Pool and Pinstone Street, directly adjacent to the City Hall.

Nearby retailers include Metro Bank, HSBC, WH Smith, Barclays and M&S.

VAT:

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

Date Prepared:

August 2020

Subject to Contract

Demise:

	Sq Ft	Sq M
Ground Floor	2680	248.98
First Floor	2017	187.39
Basement	1250	116.13

Rent:

Upon Application

Tenure:

The premises are available by way of assignment or sub-letting for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £166,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. August 2020

