

# To Let



## Sheffield

Yorkshire Bank Chambers, Fargate

Ground Floor: 2,680 sq ft (249 sq m)

Rent on Application

## Location & Description:

- 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.

### Demise:

Ground Floor 2,680 sq ft (248.98 sq m)

First Floor 2,017 sq ft (187.39 sq m)

Basement 1,250 sq ft (116.13 sq m)

### Rent:

Available upon request.

### Lease:

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

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to pay their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £166,000.

### Date Prepared:

August 2024

### Contact Us:

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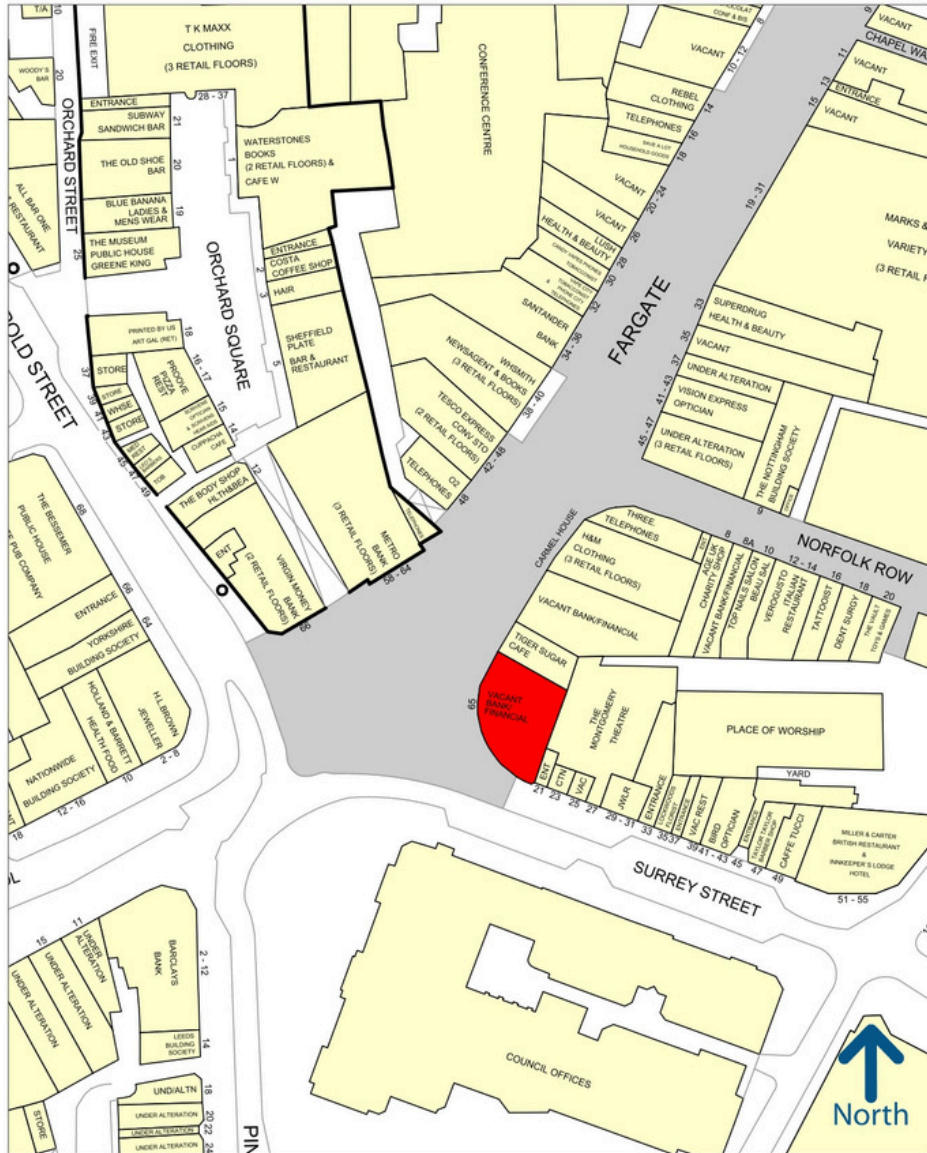
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Sheffield - Central



Experian Goad Plan Created: 06/08/2024  
Created By: Barker Proudlove Ltd



50 metres  
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