

# To Let-Under Offer



## Sheffield

32 Fargate, S1 2HE

Ground Floor Sales: 859 sq ft (79.8 sq m)  
Rent on Application

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**Location & Description:**

- **The subject property is located on Fargate one of Sheffield's busiest streets.**
- **Fargate is earmarked for significant investment to enhance its appeal with £15m Future High Street Funding secured which will include a major events hub, outdoor seating and landscaping.**
- **Nearby occupiers include Metro Bank, Santander, WHSmith, Lush and M&S.**

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**Demise:**

Ground Floor	859 sq ft (79.80 sq m)
Ground Floor Ancillary	68 sq ft (6.32 sq m)
First Floor	469 sq ft (43.59 sq m)
Basement	570 sq ft (52.98 sq m)

**Rent:**

Available upon request.

A freehold sale may also be considered, further details available upon request.

**Lease:**

A new effectively full repairing and insuring lease for a term to be agreed.

**EPC:**

Energy Performance Rating Assessment - D.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £66,000.

**Date Prepared:**

August 2024

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Sheffield - Central



50 metres  
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