

Leeds Office: 0113 388 4848

To Let-Under Offer



Sheffield

32 Fargate, S1 2HE

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

Barker Proudlove

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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.

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:

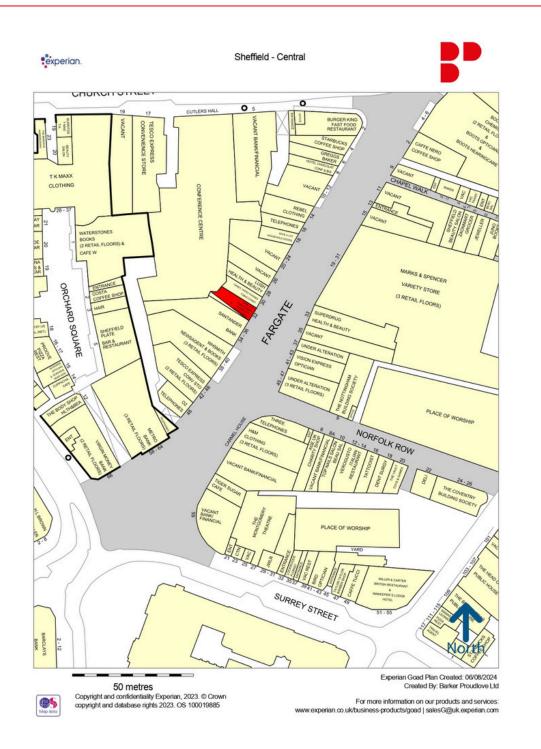
Rateable Value (April 2023) - £66,000. **Date Prepared:** August 2024

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