SHEFFIELD – 20-24 FARGATE
NEW LEASE AVAILABLE SUBJECT TO VACANT POSSESSION

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

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

<table>
<thead>
<tr>
<th>Floor</th>
<th>Square Feet (sq ft)</th>
<th>Square Meters (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor</td>
<td>2,340</td>
<td>217</td>
</tr>
<tr>
<td>Basement</td>
<td>1,291</td>
<td>120</td>
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<tr>
<td>First Floor</td>
<td>1,374</td>
<td>128</td>
</tr>
<tr>
<td>Second Floor</td>
<td>1,400</td>
<td>130</td>
</tr>
<tr>
<td>Third Floor</td>
<td>1,131</td>
<td>105</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>1,187</td>
<td>110</td>
</tr>
<tr>
<td>Total</td>
<td>8,723</td>
<td>810</td>
</tr>
</tbody>
</table>

Tenure
A new effective FRI lease for a term of years to be agreed.

Rent
On application.

Rates
Rateable value: £206,000
Rates payable (19/20): £103,824 p.a.

Interested parties are advised to make their own enquiries with the Local Authority.

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact:

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Sheffield - Central

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50 metres

North