SHEFFIELD – 26 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 first floor and provides the following approximate areas:

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq Ft</th>
<th>Sq M</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor:</td>
<td>1,419</td>
<td>132</td>
</tr>
<tr>
<td>Basement:</td>
<td>790</td>
<td>73</td>
</tr>
<tr>
<td>First Floor:</td>
<td>865</td>
<td>80</td>
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<tr>
<td>Total:</td>
<td>3,074</td>
<td>285</td>
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Tenure
A new effective FRI lease for a term of years to be agreed.

Rent
On application.

Rates
Rateable value: £156,000

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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