
Unit 3, Carmel House,
Fargate, Sheffield S1
2HD

- 10,000 SQ FT OF TRADING SPACE OVER TWO LEVELS
- ESCALATOR ACCESS TO BASEMENT SALES
- THE HEART OF THE CITY FLAGSHIP PROJECT IS REDEFINING THE CITY CENTRE

TO LET

Significant,
prime retail /
F&B / leisure
unit

JACKSON
CRISS



Location

Carmel House is a landmark building at the top of Fargate, the city centre's prime retail pitch, close to the junction with Pinstone Street and opposite Orchard Square Shopping Centre.

The unit is adjacent to the recently acquired Fargate pub, a proposed flagship fit out by Thornbridge & Co.

Other occupiers in the immediate vicinity include H&M, Superdrug, Marks & Spencer, W H Smith, Metro Bank and Vision Express.

Sheffield City Council's Heart of the City development (heartofsheffield.co.uk) is a mixed use retail / leisure / office / residential scheme (£470 million / 1.5 million sq ft), close to completion adjacent to the top of Fargate / Pinstone Street.

THE REPOSITIONING OF FARGATE TO ATTRACT RETAIL, F&B AND LEISURE USES MEANS THE UNIT HAS SIGNIFICANT APPEAL, SUBJECT TO PLANNING / LICENSING.

THIS INCLUDES MAJOR IMPROVEMENTS TO THE PUBLIC REALM, TO COMPLETE BY CHRISTMAS 2024.

2 famous exports ...
steel + beer!!



An exploding food & drink scene in a city that isn't trying to be London ...

Accommodation

The subject unit is arranged over ground floor and basement levels providing the following approximate areas :

Ground floor sales: 2,528 sq ft 235 sq m

Basement sales/storage: 7,947 sq ft 738 sq m

Access to the basement includes escalators.

Interested parties should satisfy themselves as to the accuracy of these figures.



England's 4th largest city
Home to nearly 600,000 people



Terms

Subject to contract, the unit is available by way of a new effectively full repairing & insuring lease for a term to be agreed.

Rent

Details on application.

Rateable Value

£192,000 (2023).

Interested parties should verify the Rateable Value & rates payable with the Local Authority.

Service Charge

The service charge for the period 24 June 2023 to 23 June 2024 is £12,200 + VAT.

EPC

A copy of the EPC is available on request.

Viewing

For further information, contact:

Andrew Criss - Jackson Criss

07831 213 396

andrewc@jacksoncriss.co.uk

Richard Webster - Newns Webster

07739 680 472

rw@newswebster.com





Sheffield // Steel City ..

with chimney stacks no more, a modern cityscape meets the stunning backdrop of the Peak District



£470M / 1.5M sq ft Flagship project on site at top end of Fargate / Pinstone Street



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

JACKSON CRISS

