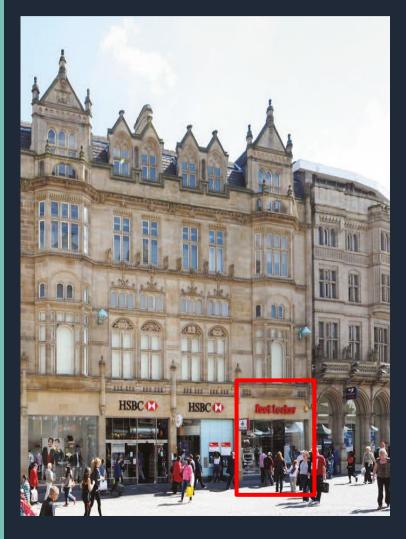
Unit 4, Carmel House, Fargate, Sheffield

- 1,600 sq ft over two levels
- The Heart of the City flagship project is redefining the city centre
- New public realm finishingChristmas 2024

TO LET

Prime retail / F&B Unit

JACKSON CRISS



Location

Sheffield is the principal city of South Yorkshire with a population in excess of 520,000 persons. 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 & opposite Orchard Square Shopping Centre. Occupiers in the immediate vicinity include the likes of H&M, 3 Store, Superdrug, Marks & Spencer, WH Smith, Metro Bank and Vision Express. Sheffield City Council's Heart of the City II development, a mixed use retail/leisure/office/residential scheme, is on a site adjacent to the top end 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: 704 sq ft 65.40 sq m

Basement sales/storage: 899 sq ft 83.2 sq m

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

£59,000 (2023).

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

Service Charge

TBC

EPC

The unit has an Energy Performance Asset Rating in Band C (72).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

Or joint agent:

Richard Webster - Newns Webster 07739 680 472 rw@newnswebster.com







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