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## 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 finishing Christmas 2024

TO LET

Prime retail /  
F&B Unit

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## 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.**

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## 2 famous exports ... steel + beer!!



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

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# 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.



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



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## 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.

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## Viewing

For further information, contact:

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Or joint agent:

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## Sheffield // Steel City ..

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







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