

Unit 2 Carmel House Fargate, Sheffield S1 2HD

Prime retail/ F&B/ leisure
unit

4,200 – 21,200 sq ft

TO LET

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 new Costa Flagship and Three, and the Fargate pub recently opened by Thornbridge & Co.

Other occupiers in the immediate vicinity include: Superdrug, Marks & Spencer, TG Jones, Metro Bank and Vision Express.

Sheffield City Council's Heart of The City II development, a mixed use retail/leisure/office/residential scheme (1.5 million square feet), is nearby, enhancing the connectivity of Fargate with The Moor, Barker's Pool and the Devonshire Quarter.

SHEFFIELD CITY COUNCIL IS REPOSITIONING FARGATE TO ATTRACT RETAIL, F&B AND LEISURE USES MEANING THE UNIT HAS SIGNIFICANT APPEAL SUBJECT TO PLANNING / LICENSING WITH THE RECENT COMPLETION OF MAJOR PUBLIC REALM WORKS.

TGJones

M&S

Superdrug[☆]

METRO
BANK

vision express

Accommodation

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

Ground floor sales: 4,207 sq ft / 392 sq m

First floor sales: 8,963 sq ft / 833 sq m

Second floor: 8,057 sq ft / 749 sq m

A subdivision can be considered.

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



2 famous exports:
STEEL & BEER



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

England's 4th largest city

Home to nearly 600,000 people



- £3.7 billion economic activity by 2030
- 1.5 million sq ft of development within the city centre
- with chimney stacks no more, a modern cityscape meets the stunning backdrop of the Peak District

Viewing

For further information, contact:

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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

Upon application.

Rateable Value

£192,000 (2026)

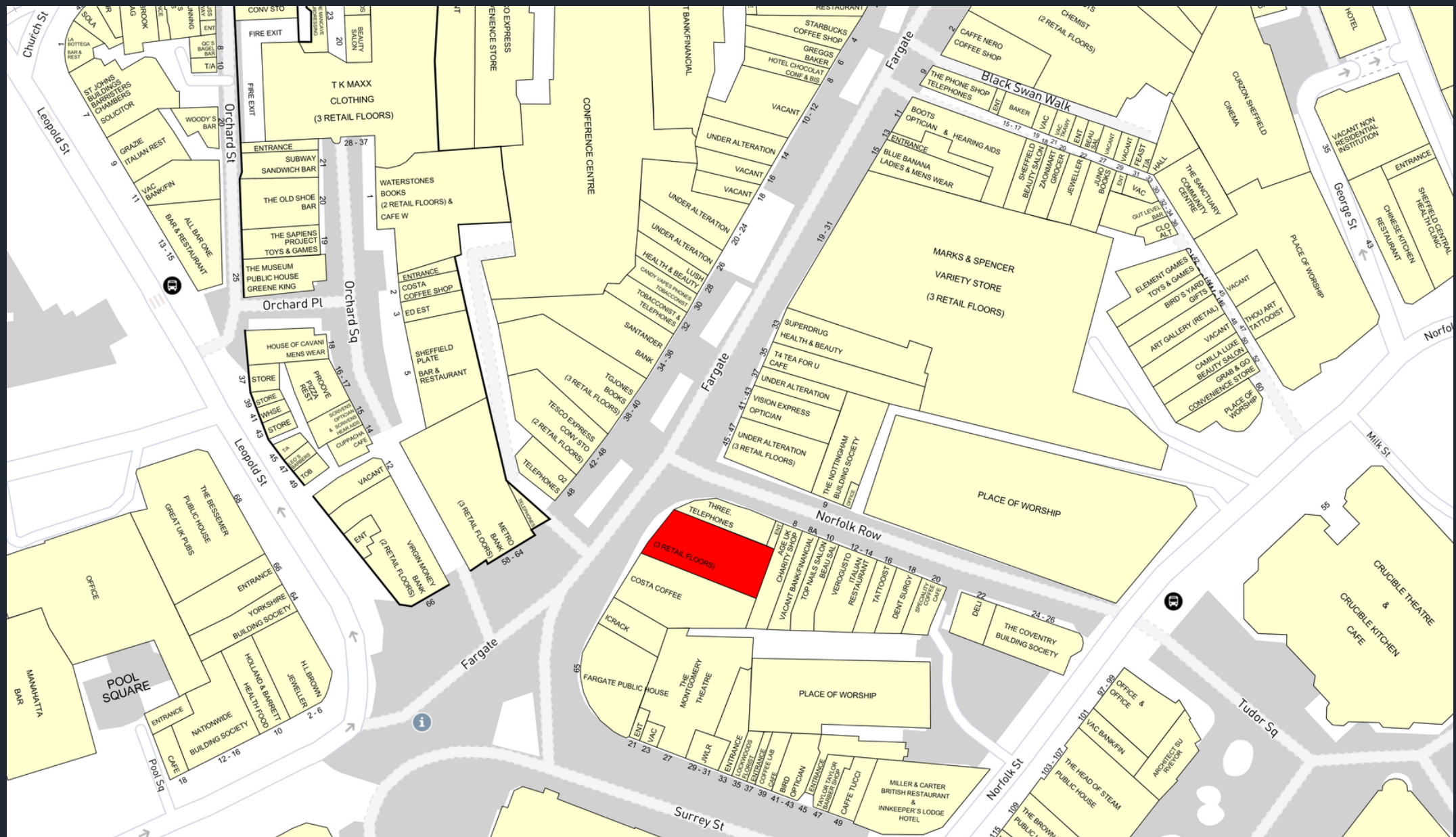
Interested parties should verify the Rateable Value & rates payable with the Local Authority.

Service Charge

The service charge for the period 24 June 2025 to 23 June 2026 is £29,500.

EPC

A copy of the EPC is available on request.



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