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.

TG Jones

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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Jack Phillips
07817 722 323
jphillips@jacksoncriss.co.uk

or joint agent:

Jonathan Newns (*Newns Webster*)
07796 686 469
jn@newnswebster.com

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

£285,000 (2026)

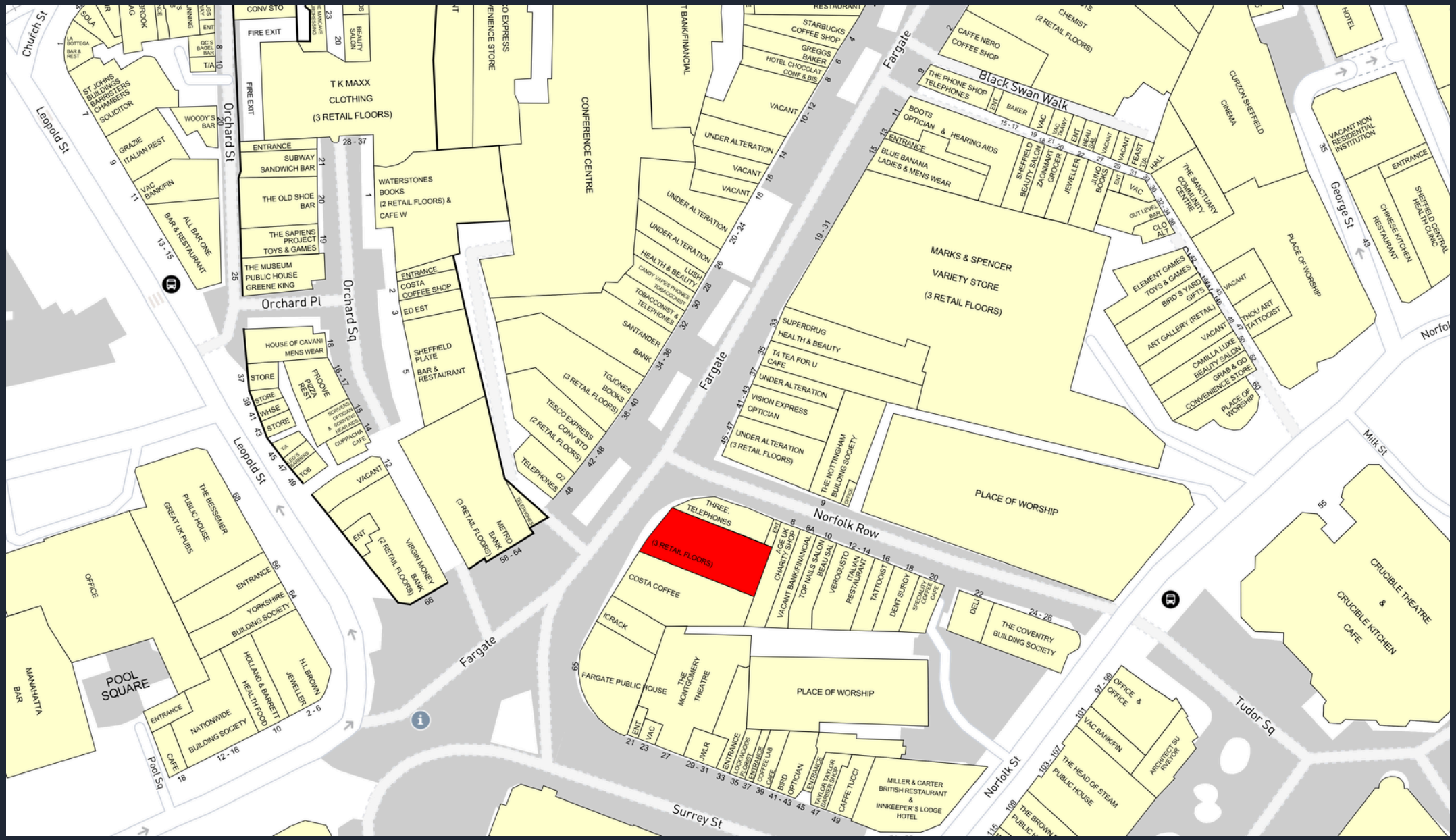
Interested parties should verify the Rateable Value & rates payable with the Local Authority.

Service Charge

£29,639 pa.

EPC

A copy of the EPC is available on request.


Church St
Leopold St
Orchard St
Orchard Pl
Orchard Sq
Fargate
Conference Centre
Black Swan Walk
George St
Milk St
Norfolk Row
Norfolk St
Surrey St
Tudor Sq
Pool Sq
Pool Square
T K Maxx
Clothing
(3 retail floors)
Marks & Spencer
Variety Store
(3 retail floors)
Waterstones
Books
(2 retail floors) &
Cafe W
Sheffield Plate
Bar & Restaurant
Tesco Express
Conv Sto
(2 retail floors)
Metro Bank
(3 retail floors)
Tgjones Books
(3 retail floors)
Three
Telephones
(3 retail floors)
Costa Coffee
Fargate Public House
The Montgomery Theatre
Place of Worship
Crucible Theatre
&
Crucible Kitchen
Cafe
Curzon Sheffield
Cinema
The Sanctuary
Community Centre
Vacant Non
Residential
Institution
Sheffield Central
Health Clinic
Chinese Kitchen
Restaurant
The Bessemer
Public House
Great Uk Pubs
Office
Yorkshire
Building Society
Nationwide
Building Society
Holland & Barrett
Health Food
H.L.Brown
Jeweller
Manahatta
Bar
Virgin Money
Bank
(2 retail floors)
Miller & Carter
British Restaurant
&
Innkeeper's Lodge
Hotel
Caffe Tucci
The Coventry
Building Society
The Head of Steam
Public House
Office &
Office
Vac Bank/Fin
Architect Su
Rvetor
The Phone Shop
Telephones
Caffe Nero
Coffee Shop
Starbucks
Coffee Shop
Greggs
Baker
Hotel Chocolat
Conf & Bis
Boots
Optician
&
Hearing Aids
Blue Banana
Ladies & Mens Wear
Sheffield
Beauty Salon
Zaonmart
Grocer
Jewellery
Juno
Books
Vacant
Feast
T/A
Hall
Vac
Gut Level
Bar
Clo
Alt
Element Games
Toys & Games
Bird S Yard
Gifts
Art Gallery (Retail)
Vacant
Camilla Luxe
Beauty Salon
Grab & Go
Convenience Store
Place of
Worship
Thou Art
Tattooist
Place of Worship
Superdrug
Health & Beauty
T4 Tea For U
Cafe
Under Alteration
Vision Express
Optician
Under Alteration
(3 retail floors)
The Nottingham
Building Society
Santander
Bank
Tobacconist &
Telephones
Candy Vapes Phones
Tobacconist
Health & Beauty
Lush
Under Alteration
Under Alteration
Vacant
Vacant
Under Alteration
Vacant
Vacant
Under Alteration
Vacant
Vacant