



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.

Accommodation

The subject unit is planned on ground floor and basement levels providing the following approximate areas :

Ground floor:	704 sq ft	(65.40 sq m)
Basement:	899 sq ft	(83.52 sq m)

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

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

£98,500.

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

Service Charge

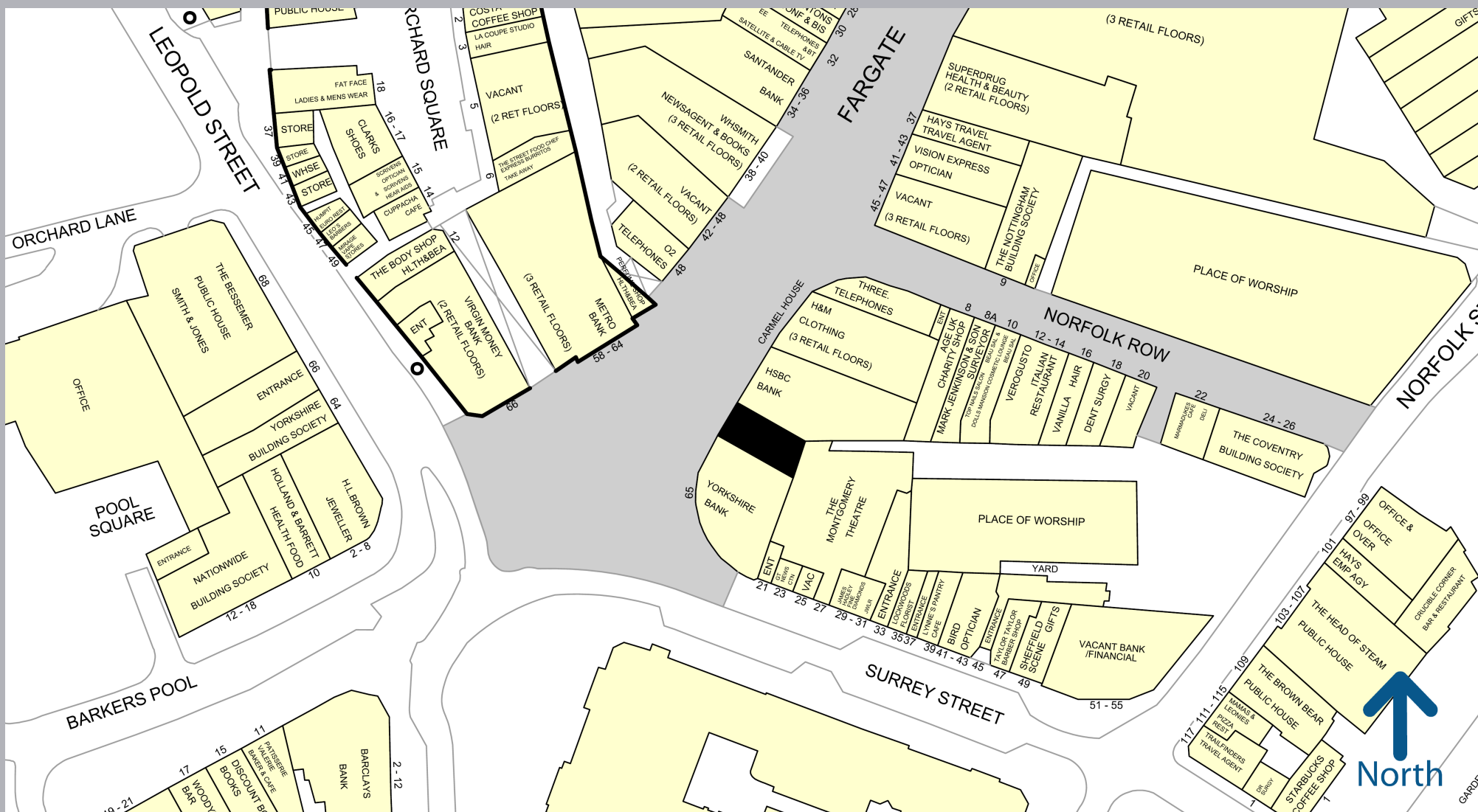
The service charge for the period 24 June 2021 to 23 June 2022 is £1,377 + VAT.

Energy Performance Certificate

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

A copy of the EPC is available on request.





VIEWING

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Sheffield // Steel City ..

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

