

# SHEFFIELD

## 15 BARKERS POOL

### PRIME RETAIL UNIT TO LET

#### LOCATION

The premises are situated in a prominent location at the top of Fargate on the main pedestrian route to the **John Lewis Department Store**. Nearby retailers include **Mothercare**, **Early Learning Centre**, **Multiyork**, **Barclays Bank**, **HL Brown Jewellers**, **Holland & Barrett** and **Republic**.

#### ACCOMMODATION

The premises are arranged over ground and first floor levels and provide the following approximate net internal floor areas:

|                         |            |             |
|-------------------------|------------|-------------|
| Gross Frontage          | 8.7 m      | 28 ft 7 in  |
| Internal Width          | 8.1 m      | 26 ft 1 in  |
| Ground Floor Sales      | 167.6 sq m | 1,804 sq ft |
| First Floor Stock/Staff | 140 sq m   | 1,507 sq ft |

#### TENURE

The premises can be made available by way of a new effectively full repairing and insuring lease for a term of 15 years subject to 5 yearly upward only rent reviews.



#### RENT

£115,000 per annum exclusive.

#### RATEABLE VALUE

We are verbally advised that the property has the following rating assessment;

Rateable Value                      £83,500

Interested parties are advised to make their own enquiries as to the actual annual business rates payable with the Local Rating Authority.

#### VIEWING

Strictly via prior appointment with Central Retail;

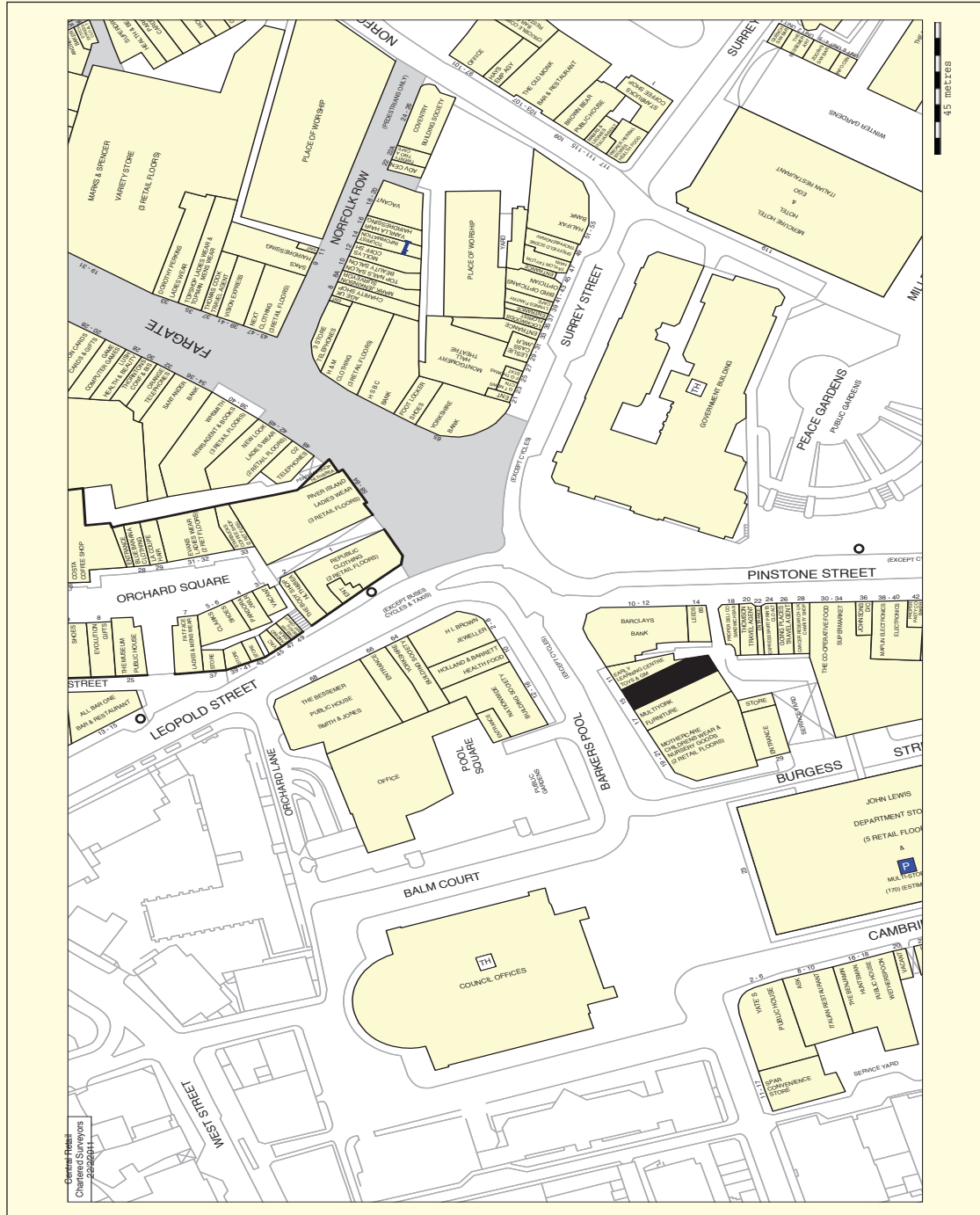
David Rawstron 0113 244 8668 (david@centralretail.co.uk)

Or our joint agents Newbould Commercial - 0114 327 7892

**SUBJECT TO CONTRACT & VACANT POSSESSION**



Sheffield – Central



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CHARTERED SURVEYORS

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