

SHEFFIELD 17 BARKERS POOL

PRIME RETAIL UNIT TO LET

LOCATION

The premises are situated close to the top of Fargate and on the main pedestrian route to John Lewis department store. Nearby retailers include: **Mothercare, Patisserie Valerie, HL Brown Jewellers, Holland & Barrett, Republic and a number of banks and building societies.**

ACCOMODATION

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

Internal Width	26 ft 3 in	8.00 m
Ground Floor Sales	1,761 sq ft	163.6 sqm
Basement Sales	1,522 sq ft	141.4 sqm
Basement Storage	109 sq ft	10.1 sqm

TENURE

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

RENT

Offers in the region of £120,000.



RATEABLE VALUE

We are verbally advised that the property has a rating assessment as follows:

Rateable Value £89,500

Interested parties are advised to make their own enquires to the actually annual business rates payable with the Local Rating Authority.

VIEWING

Viewing is strictly via Central Retail

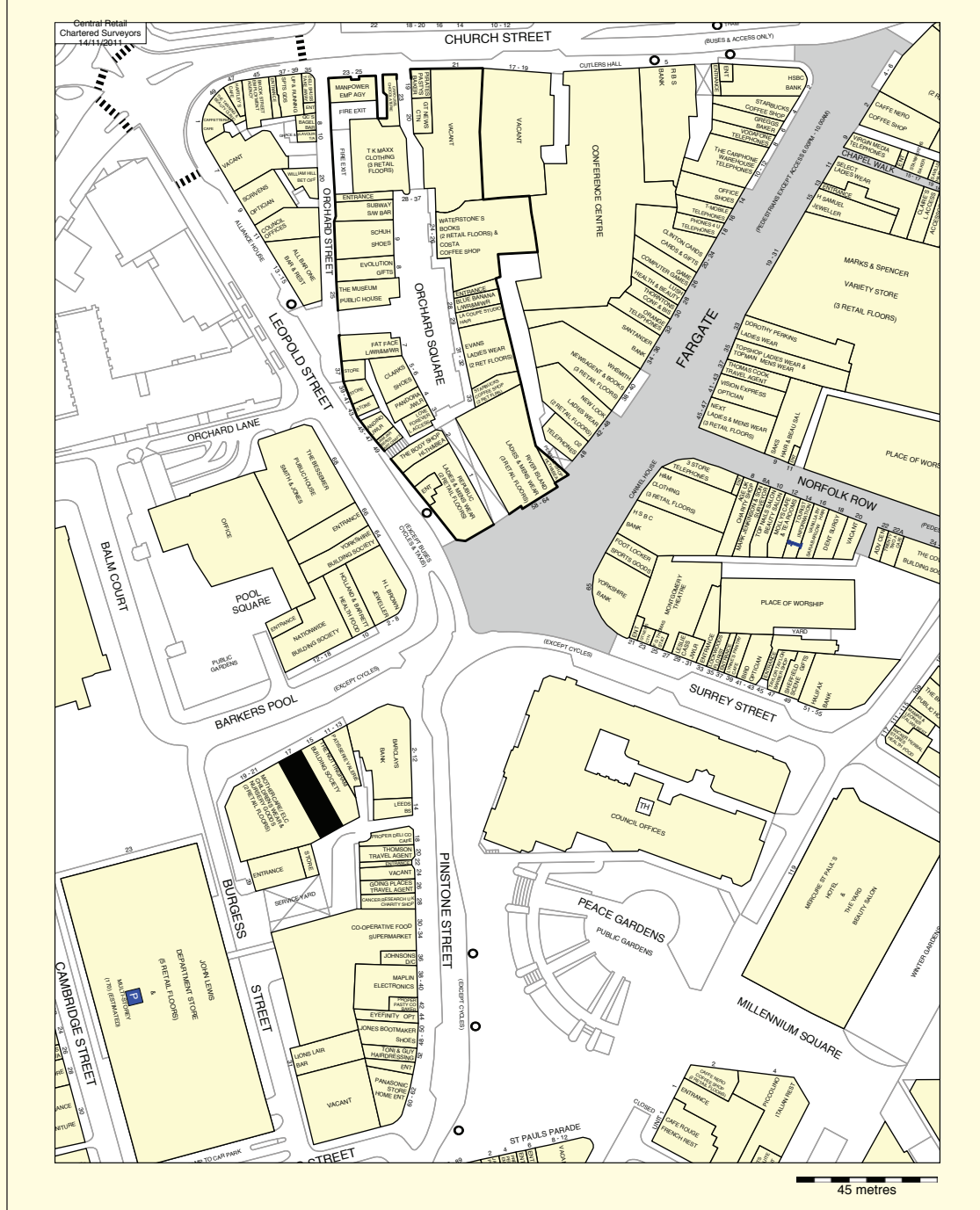
Contact David Rawstron 0113 2448668 – david@central-retail.co.uk

Or our joint agents Newbould Commercial 0114 327 7892

SUBJECT TO CONTRACT & VACANT POSSESSION



Sheffield



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CR CENTRAL RETAIL
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