

Lot 28, 9 Fargate, Sheffield, South Yorkshire S1 2HD

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Freehold High Street Development Opportunity

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Property Information

Freehold High Street Development Opportunity

- Excellent retailing location adjacent to Caffé Nero and close to Marks & Spencer
- Approx. 4,162 sq ft on ground, basement, first, second, third and attic floors
- Potential change of use opportunity of upper parts (subject to consents)
- Nearby occupiers include Marks & Spencer, H&M, Superdrug, WHSmith, Caffé Nero, Boots the Chemist, McDonalds and Tesco Express.

Lot

28

Auction

18/May/2022

Vacant Possession

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

37 miles south of Leeds, 38 miles east of Manchester

Roads

A61, M1

Rail

Sheffield

Air

Doncaster/Sheffield Airport

Situation

The property is located on Fargate, the traditional prime retailing pitch in Sheffield City Centre. Located on the corner of the pedestrian area and the entrance to Chapel Walk, the property benefits from an extremely prominent frontage. Nearby occupiers include Marks & Spencer, Caffé Nero, H&M, Superdrug, WHSmith, Caffé Nero, Boots the Chemist, McDonalds and Tesco Express.

Tenure

Freehold.

Description

The property comprises a shop arranged on the ground floor & basement with a separately accessed former tanning salon arranged on the first, second, third and attic floors.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1% plus VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Possession
Ground Basement First/Third & Attic	Retail/Ancillary Ancillary Retail/Ancillary	83.90 sq m 82.70 sq m 220.09 sq m	(903 sq ft) (890 sq ft) (2,369 sq ft)	VACANT
Total		386.69 sq m	(4,162 sq ft)	

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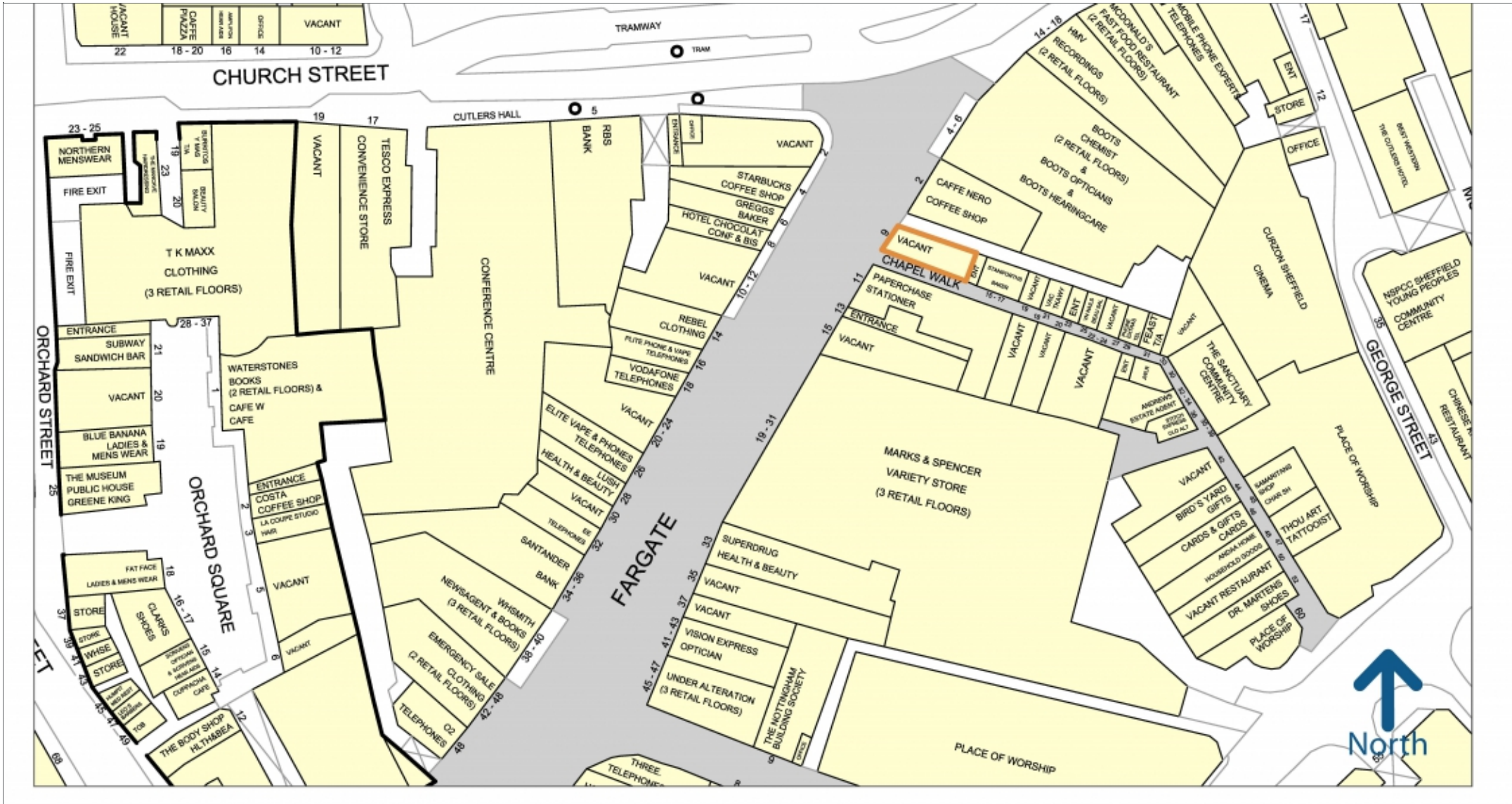


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September 2020