

Property Consultants



T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

266 Glossop Road, Sheffield S10 2HS



- **Prominent Restaurant/Bar/Retail Opportunity on 2 Floors**
- **Central Location on Junction of West Street & Glossop Road**
- **Within Sheffield's Main City Centre Leisure Destination**
- **Suitable for A3 Restaurant Use or Bar (Subject to Planning)**
- **Late Night Alcohol Licence**
- **7,018 sq ft Total Gross Internal Area**
- **To Let on a New Lease**

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LOCATION

The premises are situated in a prominent location at the junction of Glossop Road, West Street and Regent Terrace in Sheffield City Centre. The unit forms part of the prestigious Sinclair Building adjacent to Sundae's Gelato. Boots Chemist is on the opposite corner and building is within The University of Sheffield's Portobello Campus.

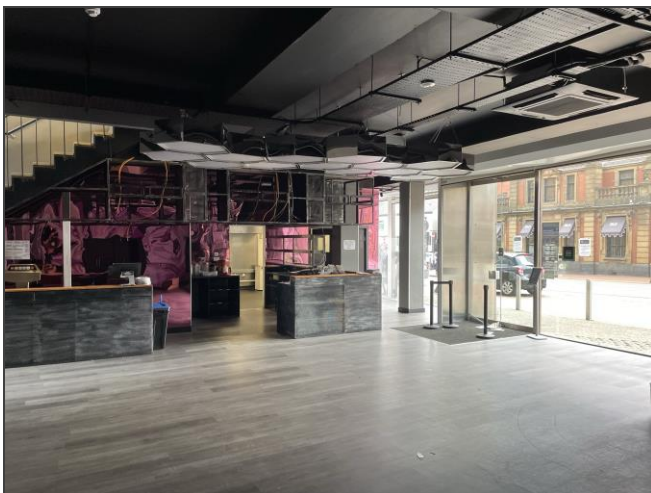
This area is Sheffield's premier nightlife centre with numerous bars and restaurants nearby including Beju, Revolution de Cuba, Vodka Revolution and Cavenish. There is ample street parking in the area and good transport links with Supertram passing the front of the building.

DESCRIPTION

The property comprises a prominent corner unit, currently with open bar/restaurant areas on the ground along with an area previously used as a commercial kitchen. On the mezzanine floor there is a large open plan area that could be utilised for bar/restaurant seating along with customer WC'S. There is loading from the side on Regent Terrace.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	3,832 sq ft	356 sq m
First Floor	3,186 sq ft	296 sq m
Total	7,018 sq ft	652 sq m



PLANNING

The premises have planning for Use Class E (formerly A3 Restaurant) with opening times permitted between 08:00 and 01:00 daily. A copy of the planning decision notice is available on request.

Other uses such as a bar are also considered appropriate.

LEASE

The premises are offered on a new lease on terms to be agreed.

RENT

Rental offers around **£75,000 per annum** are invited.

SERVICE CHARGE

There is a service charge which currently stands at around £1,200 pa to cover refuse collection, building insurance, etc.

RATES

The 2017 rating assessment is:

Restaurant & Premises RV £44,250

In April 2023 the RV will be £47,500

For the financial year 2022/23 the Retail, Hospitality and Leisure Business Rates Relief Scheme will provide eligible, occupied retail, hospitality and leisure properties with a 50% relief, up to a cash-cap limit of £110,000 per business.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

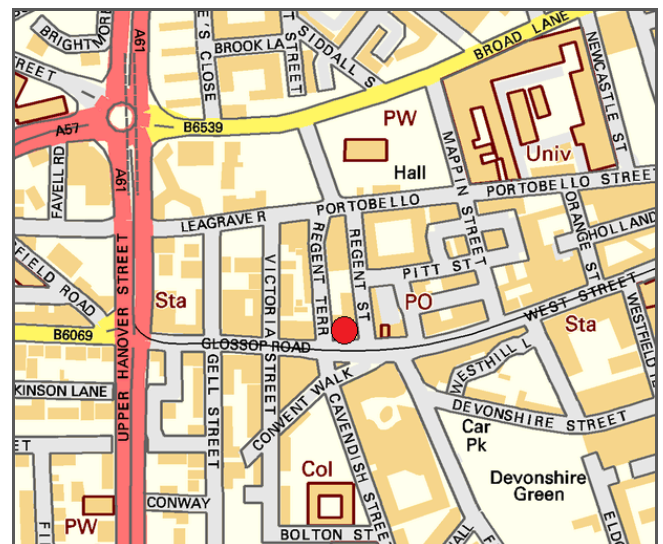
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes – Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY October 2022



Crosthwaite
COMMERCIAL

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Existing Ground Floor Layout

