

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

**Former Pizza Express, 124 Devonshire Street,
Sheffield S3 7SF**



- **Confidentially Available – Staff Unaware**
- **Former Pizza Express Restaurant Premises on 3 Floors**
- **Prominent Location in Heart of Sheffield's Leisure District**
- **4,005 sq ft / 372 sq m / Previously 185 Covers**
- **Overlooking Devonshire Green**
- **To Let on a New Lease**

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LOCATION

The premises formally tenanted by Pizza Express are in the heart of Sheffield City Centre's leisure district overlooking Devonshire Green, fronting Devonshire Street / Division Street, diagonally opposite Forum Kitchen & Bar, close to Brew Dog, Taco Bell and the West One Plaza leisure complex with Revolution, Akbars and Las Iguanas.

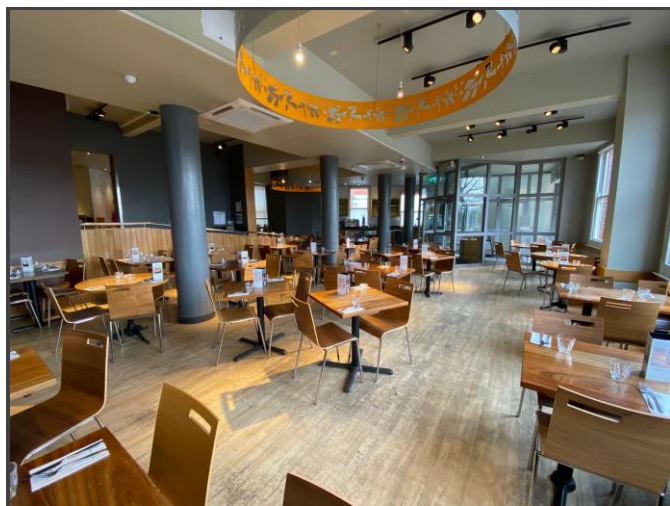
DESCRIPTION

This is an attractive brick built corner property which has been well fitted out to provide high quality restaurant premises with a large dining area on ground floor with an open kitchen to the rear, a further seating area on the first floor with food preparation area and customer W.C.'s and staff facilities and office on the second floor.

ACCOMMODATION (Approx net internal areas)

Ground Floor	2,080 sq ft	(193.2 sq m)
First Floor	1,400 sq ft	(130.1 sq m)
Second Floor	525 sq ft	(48.8 sq m)
Total	4,005 sq ft	(372.1 sq m)

We understand that previously as a Pizza Express restaurant it had around 185 covers.



Previous Fit Out

RATES

The premises are currently assessed for rates as follows:

Restaurant & Premises - Rateable Value - £48,000

In April 2023 the Rateable Value will be £51,000

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.

LEASE

The premises are available to let on a new lease for a term to be agreed.

RENT

Rental offers at **£65,000 per annum** are invited. VAT will be payable on the rent.

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

PLANNING

The premises currently benefits from Use Class E (formerly A3) though may be suitable for other uses subject to planning.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

PLEASE NOTE The staff are currently unaware of any proposed closure and therefore any viewing or further information is strictly via the sole agent detailed below:

Mark Holmes – Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY September 2022