

Property Consultants



**T 0114 272 3888**

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

# To Let

**383-385 Ecclesall Road, Sheffield S11 8PG**



- **Restaurant/Bar Opportunity on Ecclesall Road**
- **Excellent Location With Return Frontage**
- **3,743 sq ft Net Internal Area**
- **Late Night Alcohol License**
- **To Let on a New Lease**
- **Rental Offers Invited at £60,000 pa**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

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**Crosthwaite**  
**COMMERCIAL**

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## LOCATION

Prominently located on Ecclesall Road which is regarded as one of Sheffield's prime leisure pitches. Sheffield city centre is located approximately 1 mile to the North East.

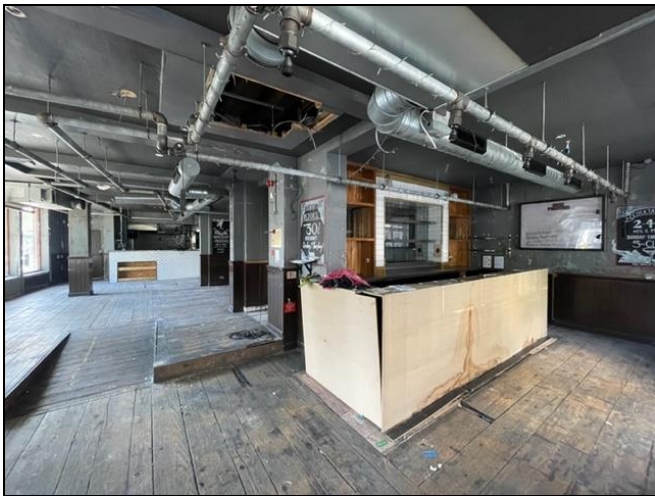
Neighboring occupiers include Nando's, Costa Coffee, Dunkin Donuts, Pizza Express, Zaap Thai, Starbucks and many more.

## DESCRIPTION

Occupying a very prominent corner position providing significant frontage to both Ecclesall Road and Cemetery Avenue.

## ACCOMMODATION (Approx net internal areas)

Ground Floor	1,770 sq ft	165.0 sq m
First Floor	854 sq ft	80.0 sq m
Second Floor	572 sq ft	53.0 sq m
Basement	547 sq ft	51.0 sq m
<b>Total</b>	<b>3,743 sq ft</b>	<b>349.0 sq m</b>



## RATES

The 2017 rating assessment is:

Restaurant & Premises RV £53,500

In April 2023 the RV will be £55,500

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.

## PLANNING

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

## RENT

Rental offers at **£60,000 per annum** are invited. We understand that VAT will payable.

## LEASE

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

## LEGAL COSTS

Each party to be responsible for their legal costs in relation to this transaction.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

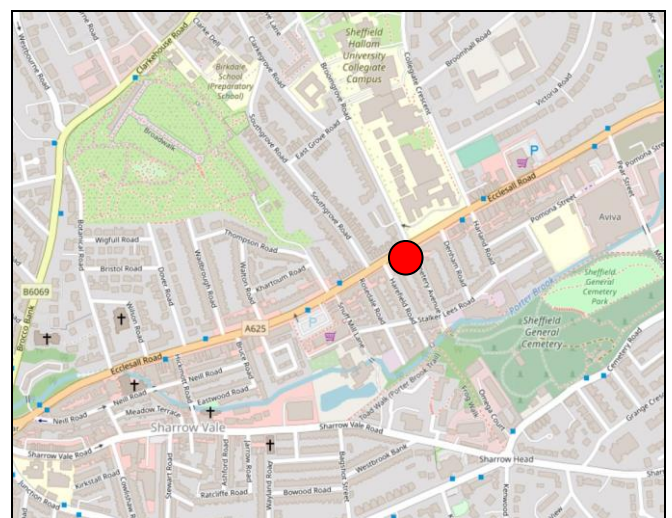
## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**  
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)  
07738 275 226

**Will Hepplewhite – Pudney Shuttleworth**  
[wh@pudneyshuttleworth.co.uk](mailto:wh@pudneyshuttleworth.co.uk)  
07846 006 790

**Richard Shuttleworth – Pudney Shuttleworth**  
[wh@pudneyshuttleworth.co.uk](mailto:wh@pudneyshuttleworth.co.uk)  
07747 008 458



SUBJECT TO CONTRACT & AVAILABILITY

September 2022

## Ground Floor Plan

