

Property Consultants



**T 0114 272 3888**

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

# To Let

124 Devonshire Street, Sheffield S3 7SF



- Restaurant Premises on 3 Floors
- Prominent Location in Heart of Sheffield's Leisure District
- 4,005 sq ft / 372 sq m / 185 Covers
- Overlooking Devonshire Green
- To Let on a New Lease

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

## LOCATION

The premises 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, OHM 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)
<b>Total</b>	<b>4,005 sq ft</b>	<b>(372.1 sq m)</b>

We estimate that the restaurant has around 185 covers.



## RATES

The premises are currently assessed for rates as follows: -

Restaurant & Premises - Rateable Value - £48,000

## LEASE

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

## RENT

Rental offers in the region of **£65,000 pa** are invited.

## VAT

VAT will be payable on the rent.

## 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.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

## VIEWING ARRANGEMENTS

Any viewing or further information is strictly via the sole agent Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email [martin@crosthwaitecommercial.com](mailto:martin@crosthwaitecommercial.com)



**SUBJECT TO CONTRACT AND AVAILABILITY**

**August 2020**





**Crosthwaite**  
**COMMERCIAL**

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