Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

315-319 Ecclesall Road, Sheffield S11 8NX

- Restaurant/Bar Opportunity on Ecclesall Road
- Superb Location with Extensive Main Road Frontage
- Recently Refurbished Fully Fitted Kitchen
- Separate Fitted Bar Area
- Late Night Alcohol Licence
- Existing Fixtures & Fittings Available to Purchase
- Total 8,030 sqft - Providing Approximately 176 Covers
- Lease Available for Assignment Due to Retirement

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LOCATION

Ecclesall Road is Sheffield's premier suburban leisure location and these premises occupy possibly the best position in the area. There are a number of popular bars in the vicinity including Kettle Black, Nursery Tavern and Champs. being located directly opposite
Other multiples in the area include Marks & Spencer Foodhall, White Stuff, Domino's Pizza, Tesco, Boots, Café Nero and Subway.
The property benefits from a strong pedestrian flow, including from the nearby Sheffield Hallam University Collegiate Campus and on-street parking is available directly outside the property.

DESCRIPTION

This is one of the most prominent and well recognised bar/restaurants on Ecclesall Road having a substantial window frontage with a front terrace. The ground floor is currently split into separate bar and restaurant operations but could be combined. These have been fitted out to an excellent standard with customers WC's and a large recently refurbished Kitchen to the rear. There are approximately 176 covers across both units and the terrace area. There is a large fully equipped beer cellar.
At first floor level there is office, storage and living accommodation.
The second floor, accessed via a separate entrance and staircase to the side, provides a 2 bed flat.

ACCOMMODATION (Approx net internal areas)

Ground Floor	4,310 sq ft	(400.4 sq m)
First Floor	1,925 sq ft	(178.8 sq m)
Second Floor	600 sq ft	(55.8 sq m)
Cellar	1,195 sq ft	(111.0 sq m)
Total	**8,030 sq ft**	**(746.0 sq m)**

RATING ASSESSMENT

According to the Rating List on the Internet, the property is currently assessed as follows: -

Public house and premises - R. V. £139,000

Please note this is subject to an outstanding rates appeal.

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 is available on request.

ASSIGNMENT

An assignment of the current lease is available. The premises are held on a lease expiring 24th December 2029 at a current rent of £85,000 pa, subject to an upward only rent reviews in December 2024.

NEW LEASE

Alternatively the landlord may consider a new lease of part, or a sale. Further details on request.

RENT

The current passing rent is **£85,000 per annum** exclusive. VAT is NOT payable on the rent.

PREMIUM

Premium offers are invited for the existing fixtures & fittings and goodwill.

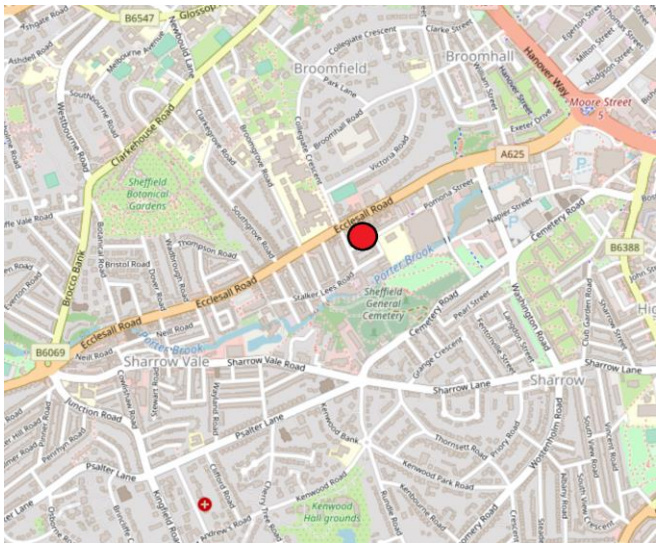
MONEY LAUNDERING

To comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial
mark@crosthwaitecommercial.com
07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY July 2022

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.

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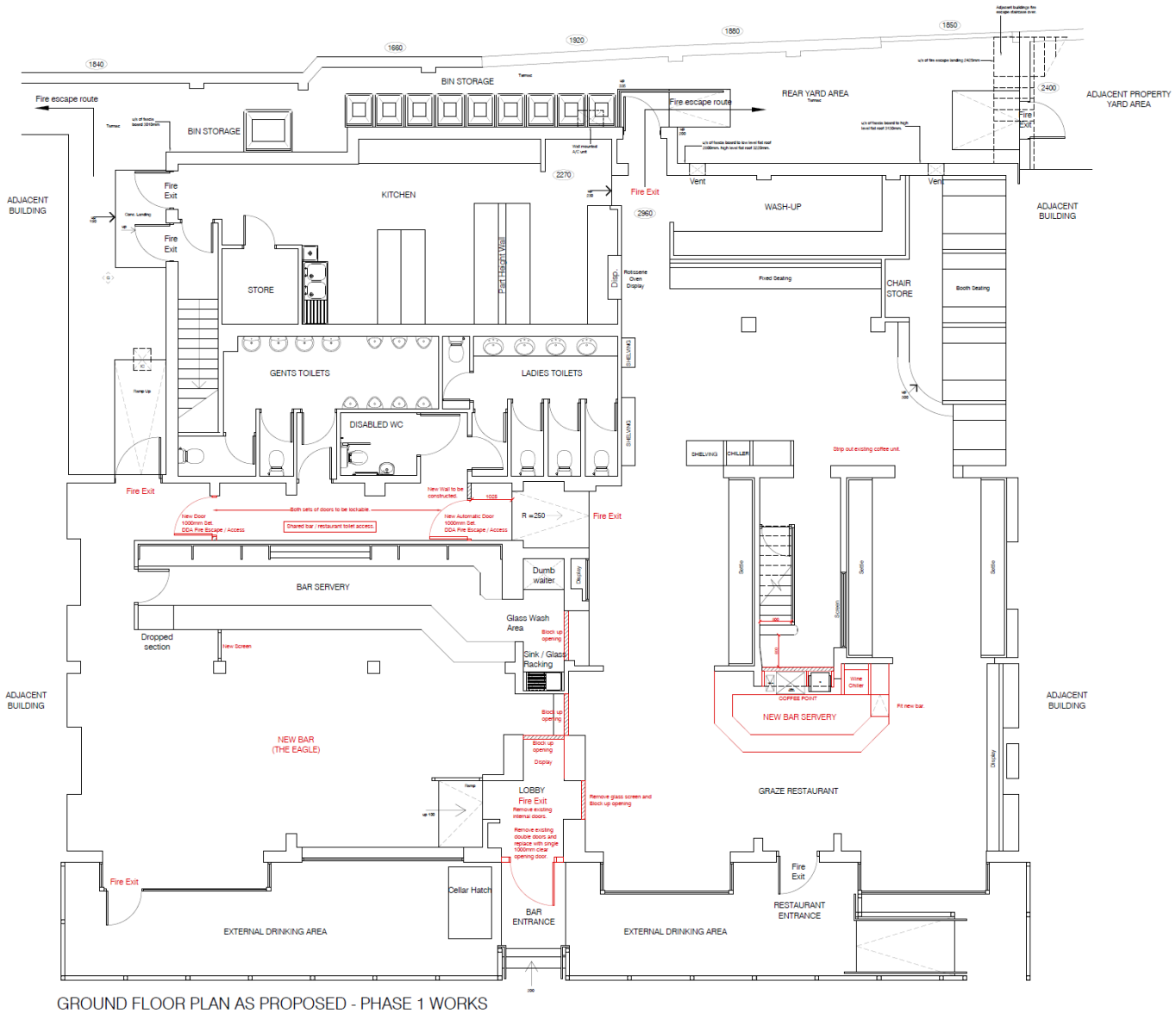
Ground Floor Plan



GROUND FLOOR PLAN AS PROPOSED - PHASE 1 WORKS

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