

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Hopper, 647 Ecclesall Road, Sheffield, S11 8PT



- **Café/Restaurant/Bar Opportunity on Ecclesall Road**
- **Superb Location with Extensive Main Road Frontage**
- **Front Terrace & Rear Courtyard**
- **Late Night Alcohol Licence**
- **Existing Fixtures & Fittings Available to Purchase**
- **Ability For Approximately 86 Covers**

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LOCATION

Ecclesall Road is Sheffield's premier suburban leisure location and these premises occupy a very prominent location at Hunters Bar, on the corner of Ecclesall Road and Neil Road. Endcliffe Park is nearby and the busy shopping area of Sharrow Vale Road is just around the corner.

There are a number of popular cafes, bars and restaurants in the area including Mowgli Street Food, All Siam, The Beer House, Pom Kitchen and The Harritt Wine Bar.

DESCRIPTION

This is one of the most prominent and well recognised cafes/bar/restaurants on Ecclesall Road having being fully refurbished in 2019. This created a substantial window frontage with a front terrace with external seating facing Ecclesall Road.

The ground floor has been fitted out to an excellent standard with a bar/serving area to the rear and approximately 20 covers on the ground floor along with an accessible toilet. The first floor level provides further customer seating along with an open Kitchen and WC & Store. To the rear there is an external courtyard which can be accessed through the ground floor or independently from Neil Road, in addition to this the premises benefit from a pavement licence providing further seating on Neil Road.

ACCOMMODATION (Approx net internal areas)

Ground Floor	449 sq ft	(41.7 sq m)
First Floor	329 sq ft	(30.6 sq m)
Total	778 sq ft	(72.3 sq m)

The Front Terrace extends to around 252 sq ft with the Courtyard 362 sq ft.



ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

RENT

Rental offers at **£30,000 per annum** are invited. We understand that VAT will payable.

LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic rent reviews.

PREMIUM

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

PLANNING

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

RATING ASSESSMENT

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

Cafe and premises - R. V. £18,000

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.

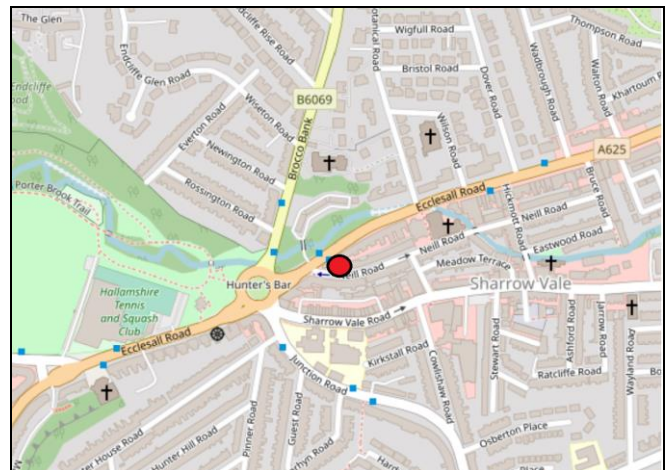
VIEWING ARRANGEMENTS

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

March 2023