

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

**Napoleons Casino, 844 Ecclesall Road,
Sheffield S11 8TD**



- **Unexpectedly Re-Offered**
- **Unique Freehold Opportunity**
- **Superb Location with Extensive Main Road Frontage**
- **11,440 sq ft Total Gross Internal Area Over 3 Floors**
- **Suitable for a Variety of Uses or Redevelopment**
- **Offers in Excess of £850,000 Invited**

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LOCATION

The property is prominently located fronting Ecclesall Road adjacent to the Banner Cross district shopping centre, around 3 miles south west of the city centre. Multiples in the vicinity include J. Sainsbury, Co-operative Food Store, Lloyds Chemist and Bistrot Pierre.

There is on-street parking available nearby and a car park diagonally opposite with more than 90 spaces.

DESCRIPTION

The property comprises a former casino with accommodation on ground, basement and mezzanine levels.

The ground floor was previously used as a restaurant/bar with a large kitchen, storage/plant areas and male & female W.C.'s.

At mezzanine level is a further bar area, servery, open seating and an office.

The basement housed the casino together with further offices, bar and W.C.'s.

Externally there is limited car parking to the side together with a loading area.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	4,360 sq ft	405.1 sq m
Mezzanine	2,480 sq ft	230.4 sq m
Basement	4,600 sq ft	427.3 sq m
Total	11,440 sq ft	1,062.8 sq m

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 109 (Band E). A full EPC will be provided on request.

RATES

The premises are currently assessed as follows: -
Casino & Premises RV £133,000

PLANNING

The premises currently have a valid planning consent for a casino incorporating a bar and restaurant. Interested purchases should make their own enquiries as to alternative uses.

LICENCE

The premises previously benefitted from a Premises Licence linked to the casino use, permitting the sale of alcohol 24 hours a day.

Interested parties should make their own enquiries as to the potential for a new licence.

The Casino Licence has now been transferred away from the premises.

TENURE

The property is held freehold and offered with full vacant possession.

PRICE

Unconditional offers in excess of **£850,000** are invited. We understand that VAT will not be payable.



VIEWING ARRANGEMENTS

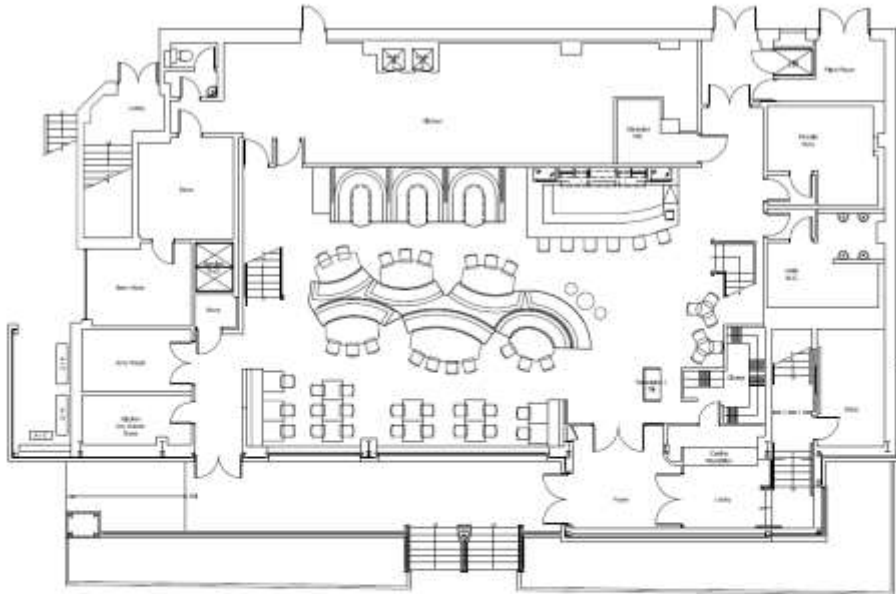
Viewing arrangements, and any further information, can be obtained from the sole agent Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com.



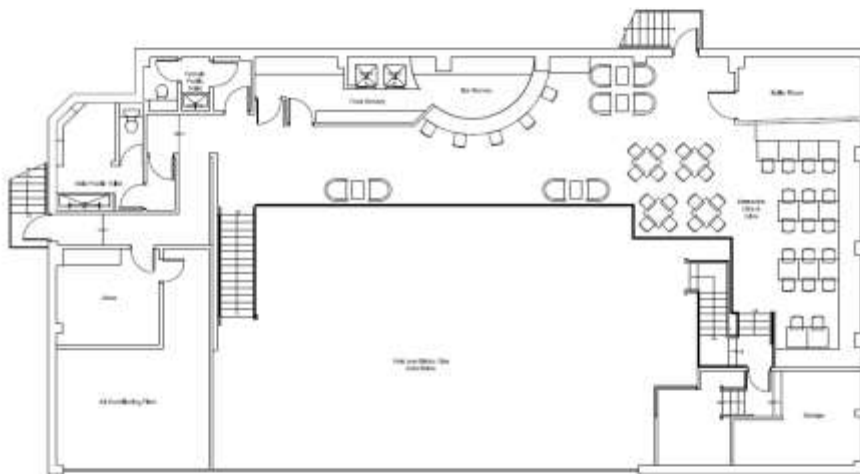
SUBJECT TO CONTRACT & AVAILABILITY

October 2018

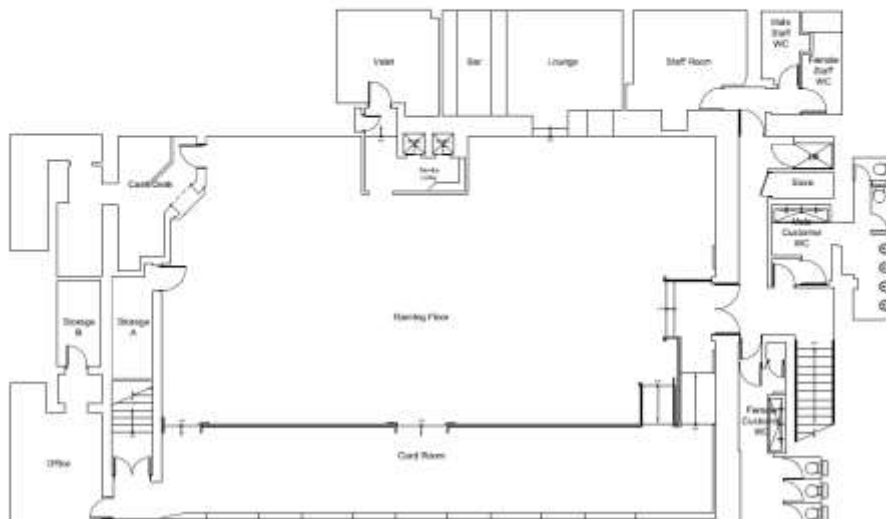
Floor Plans



Ground Floor Plan



Mezzanine Floor Plan



Basement Plan