

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

192 Shoreham Street, Sheffield S1 4SQ



- Office/Bar/Restaurant/Event Space/Showroom Opportunity
- Suitable for a Variety of Uses (Subject to Planning)
- Architectural Award Winning Building
- 5,000 sq ft on Ground and Mezzanine Floors
- Located in the Cultural Industries Quarter
- Available for Immediate Occupation
- To Let on a New Lease

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LOCATION

192 Shoreham Street is a Victorian industrial brick building located in a prominent position at the junction of Shoreham Street and Mary Street in the heart of the Cultural Industries Quarter Conservation Area. The property's striking façade is highly visible from Sheffield's inner ring road (A61) and is situated in close proximity to a mix of new high quality residential and commercial developments. Sheffield Hallam University and the Sheffield Midland Train Station are both located within a short walk from the premises.

The Cultural Industries Quarter has developed into one of the most cosmopolitan and vibrant areas of the city centre and the whole area is steeped in history and character buildings with a vibrant mix of occupiers including the BBC, Red Tape Studios and the Showroom Cinema.

Directly opposite is Triple Point Brewery, a brewhouse, bar and eating place which attracts a wide range of customers to the area.

DESCRIPTION

The former Carriage Works have been transformed to provide a modern café bar/restaurant unit within a sympathetically restored building retaining many of its original features.

The property comprises approximately 5,000 sq ft with a ground floor bar area and an additional dining/seating bar area at mezzanine level, which is fully serviced by a lift and open staircase.

ACCOMMODATION (Approx net internal areas)

Ground Floor	2,580 sq ft	239.7 sq m
Mezzanine	2,420 sq ft	224.8 sq m
Total	4,997 sq ft	464.5 sq m

RATING

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Bar & Premises Rateable Value £32,500

The estimated rates bill for 2023/24 is £16,218.

PLANNING

The premises currently benefit from A4 (Restaurant/Bar) planning consent with the permitted opening hours being 09:00 to 00:30 Monday to Thursday and 09:00 to 01:30 on Friday, Saturday & Sunday and public holidays.

Other uses such as A1 (retail), A2 (professional services), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, may be considered subject to planning.

The property also benefits from a late night alcohol licence, further details can be provided.

LEASE

The units are available to let on new full repairing and insuring leases for terms to be agreed.

RENT

Rent on application. Dependent on space taken, specification and works required by incoming tenant.

VAT

VAT will be payable on the rent.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

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.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 73 (Band C). A full EPC will be provided on request.

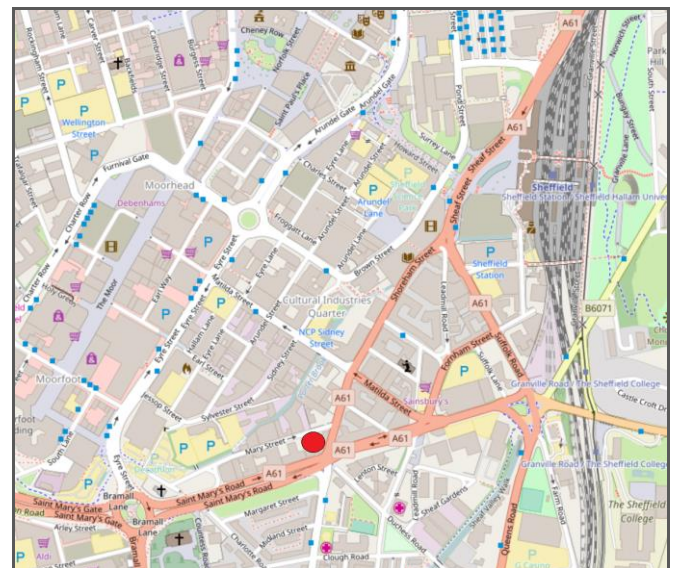
VIEWING ARRANGEMENTS

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



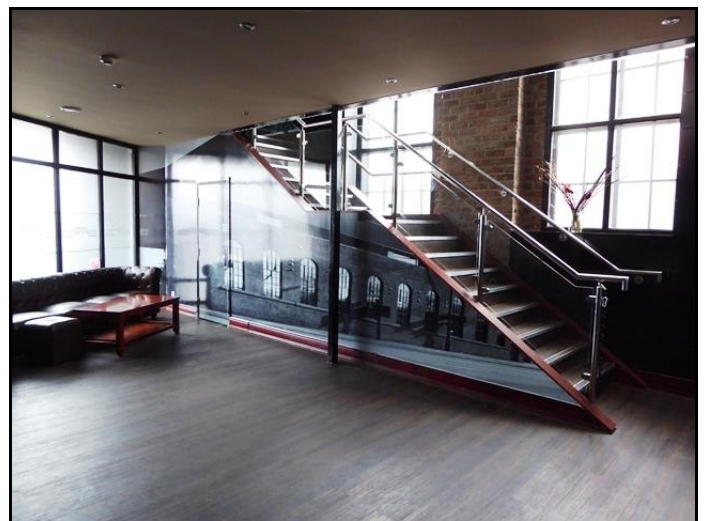
SUBJECT TO CONTRACT AND AVAILABILITY January 2023



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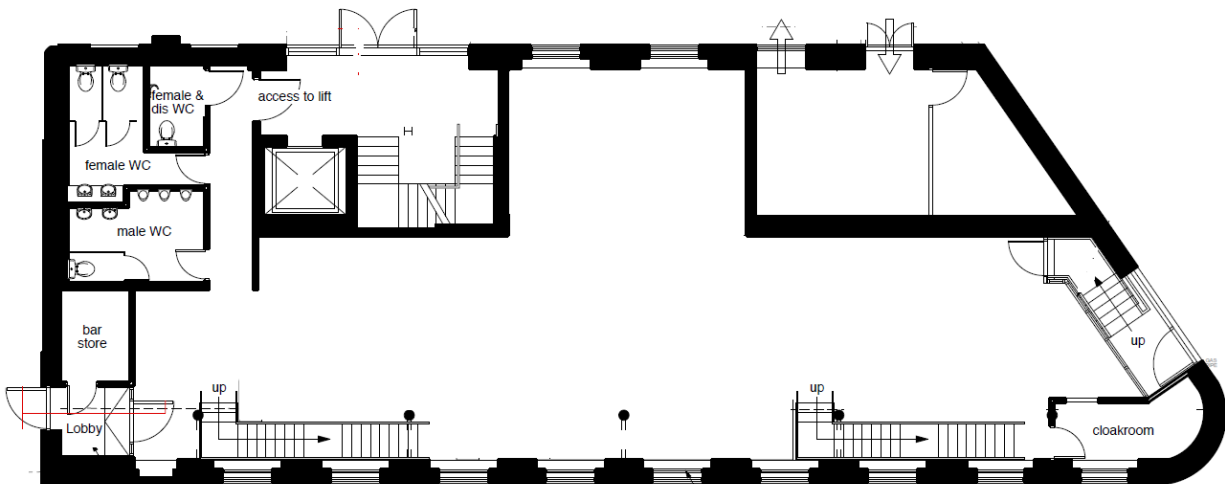




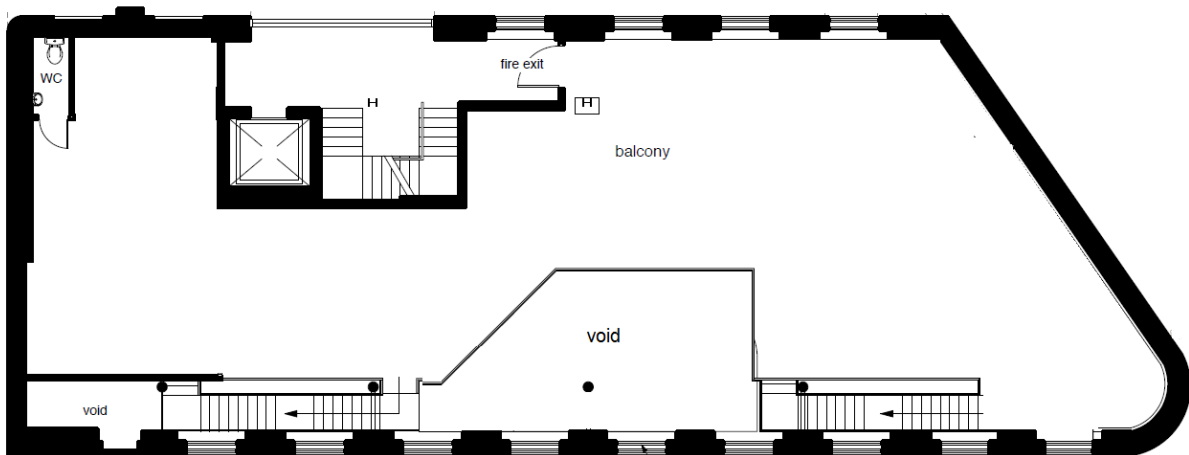
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Ground Floor



First Floor

**Plans intended as a guide and are not
100% accurate following alterations**