

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Unit 6, West One, Devonshire Green, Sheffield S1 4JB



- High Quality Existing Fit Out with Air-Conditioning
- In the Heart of the Sheffield Retail / Leisure Circuit
- Double Height Unit with Floor to Ceiling Windows
- 1,728 sq ft (160.54 sq m)

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

The unit forms part of the West One development which includes occupiers such as Akbar's Restaurant, OHM Bar, Las Iguanas, Blundells and Ginseng Korean BBQ. The remainder of West One provides high density residential accommodation so there is, along with other surrounding developments, a large critical mass of people in the immediate vicinity.

West One is situated at the west end of Devonshire Street therefore is in a prime position in Sheffield city centre and is renowned as one of the best locations for retail and leisure operators.

DESCRIPTION

The unit, totalling approximately 1,728 sq ft, occupies a prominent corner position and has double height glass windows providing excellent natural light and visibility.

The unit benefits from a high-quality existing fit out and is predominantly open plan save for a kitchen area and WC's to the rear. There is also a small mezzanine level extending to approximately 193 sq ft.

In terms of specification, the unit is fully air-conditioned and benefits from good quality light fittings, wooden floors, kitchen and alarm system.

USE

The current use is A1 (Retail) but the unit is suitable for a variety of uses, subject to obtaining the necessary and relevant planning consents.

ACCOMMODATION

(All net areas are approximate)

Ground Floor **1,728 sq ft** **160.54 sq m**



LEASE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£25,000 per annum exclusive.

VAT

The rent will be subject to VAT.

RATING

The unit is rated as 'Shop and Premises' with a 2017 Rateable Value of £17,250.

SERVICE CHARGE

TBC.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 69 (Band C). A copy of the full certificate is available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.



VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Tom Shelton at Crosthwaite Commercial on 0114 272 3888 or email tom@crosthwaitecommercial.com

SUBJECT TO CONTRACT AND AVAILABILITY
June 2020