

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

156-160 West Street, Sheffield S1 4ES



- **A Prime Position On West Street**
- **Prominent Corner Unit**
- **Suitable for a Variety Of Uses (Subject to Planning)**
- **Nearby Occupiers Include Nandos, Tesco & Players Bar**
- **1,843 sq ft Ground Floor + 1,792 sq ft Basement**
- **To Let – Available Immediately**

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LOCATION

West Street is Sheffield's primary leisure location in the city centre with a varied mix of bars, restaurants, clubs and shops. The street connects the University of Sheffield campus to the city centre and there is a busy pedestrian flow not only during the evenings but daytime as well.

Multiple operators on and around West Street include Walkabout, Cavendish, Revolucion de Cuba and Crystal. Independent operations include SOYO, Viper Rooms, Players Bar, Molly Malones and Tiger Works.

There are also a number of multiple non-bar occupiers in the vicinity including Tesco, Subway and Nando's.

DESCRIPTION

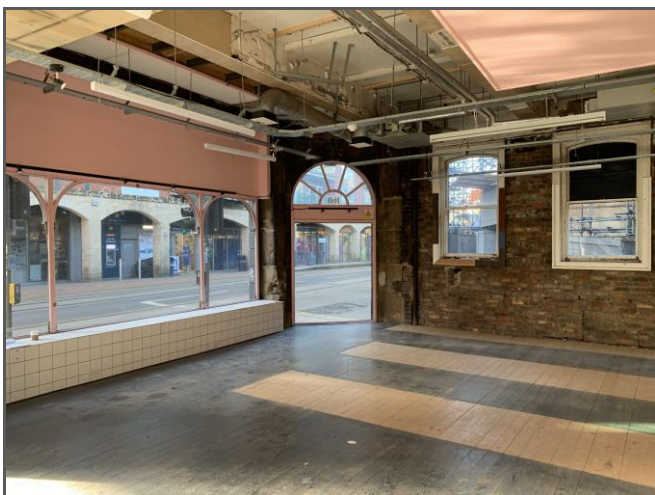
The property comprises a large ground floor shop unit with substantial glazed frontages to the corner of West Street and Orange Street.

The ground floor provides a sizeable open plan space which could be utilised for a variety of uses. There is a large usable basement with WC and servicing from the rear.

ACCOMMODATION

(All areas are approximate)

Ground Floor	1,843 sq ft	171.2 sq m
Basement	1,792 sq ft	166.5 sq m
Total	3,635 sq ft	337.7 sq m



ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 121 (Band E). A full EPC will be provided on request.

LEASE

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

RENT

£55,000 per annum exclusive.

VAT

The rent will be subject to VAT.

RATING

The 2017 rating assessment is: -

Shop & Premises R.V. £48,250

USE

The unit has previous A1 use, this is now use class 'E' under the new legislation (applicable as of 1st September 2020) which covers shops, professional services, café/restaurants, nurseries and gyms. Other uses such as drinking establishments and hot food takeaway will be considered, subject to the necessary planning permissions being obtained.

LEGAL COSTS

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

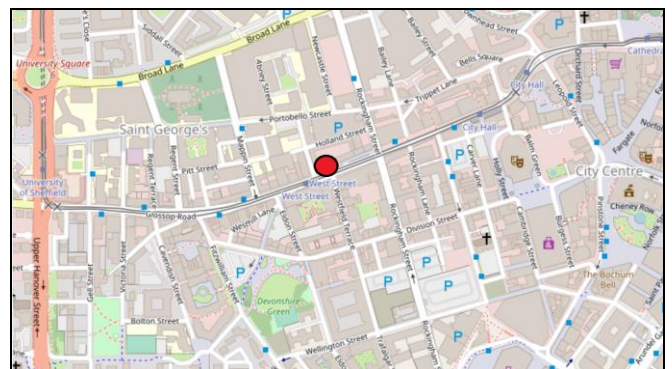
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

March 2021