

Property Consultants



Crosthwaite  
COMMERCIAL

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

# To Let

53-59 West Street, Sheffield S1 4EQ



- **Detached Building Occupying Prime Position On West Street**
- **Suitable for a Variety Of Uses (Subject to Planning)**
- **Nearby Occupiers Include Turtle Bay & Slug & Lettuce**
- **Totals 13,967 sq ft Across Five Floors**
- **Fitted Bar Benefitting From A Late Night Alcohol Licence**
- **To Let – Available Immediately**

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## LOCATION

The property is to be found on West Street, between its junctions with Carver Lane and Holly Lane. The prime shopping areas of the city are within easy walking distance and Sheffield's Supertram system runs directly in front of the property connecting to the bus and railway stations and the outlying suburbs.

West Street contains a number of popular bars including Slug & Lettuce, Molly Malones, Tiger Works, West Street Live and Billy Big Balls. Other occupiers on West Street include Zizzi's, Nando's and Tesco Metro. To the rear of the property there has been development in recent years with bars such as Manahatta, Pitcher & Piano, Mojos, Turtle Bay situated around the City Hall.

## DESCRIPTION

The building sits on a prominent corner position fronting West Street backing onto Sheffield City Hall. The property is based over basement, ground, first, second and third floor levels. The ground floor and first floor are currently fitted out as a bar with the second and third floor levels providing ancillary storage areas.

The basement provides customer WC's, Kitchen and ancillary stores.

## ACCOMMODATION (All areas are approximate)

Basement	2,465 sq ft	229.0 sq m
Ground Floor	3,903 sq ft	362.6 sq m
First Floor	3,259 sq ft	302.8 sq m
Second Floor	2,590 sq ft	240.6 sq m
Third Floor	1,750 sq ft	162.6 sq m
<b>Total</b>	<b>13,967 sq ft</b>	<b>1,298 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

123 (Band E)

## RENT

Rent on Application. The rent will be subject to VAT.

## LEASE

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

## RATING

The 2023 rating assessment is: -

Public House & Premises

R.V. £43,750

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks.

## PLANNING/LICENSING

The property has an established Drinking Establishment (Use Class A4) Use. Other uses will be considered subject to planning.

The premises previously had a licence for the sale of alcohol, for consumption on or off the premises, permitted from 11:00 to 04:00 on Fri-Sat and 11:00 to 03:00 on Wed, Thu & Sun & until 02.30 Mon-Tue.

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

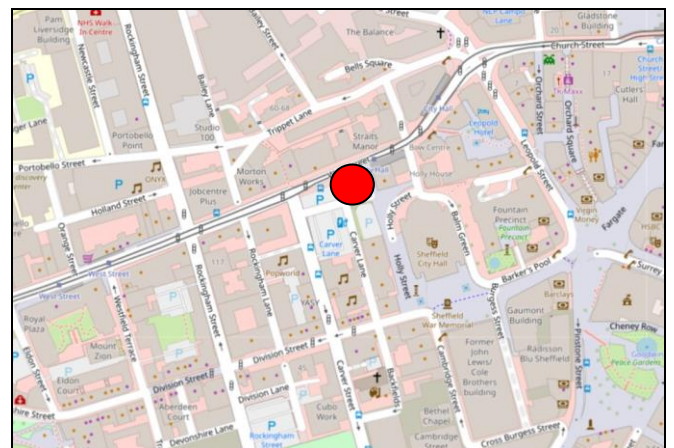
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SUBJECT TO CONTRACT AND AVAILABILITY

June 2023