

Property Consultants



Crosthwaite  
COMMERCIAL

**T 0114 272 3888**

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

# To Let

125 West Street, Sheffield S1 4EP



- Prime Redeveloped Building On West Street
- E Class Opportunity – Café/Restaurant/Retail
- Suitable for a Variety Of Uses (Subject to Planning)
- Nearby Occupiers Include Tsuki, Tesco & Nandos
- 6,500 sq ft Ground Floor Unit (May Split)
- To Let – Available Immediately

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## LOCATION

The property is to be found on West Street, on its junction with Westfield Terrace. The prime shopping areas of the city are within easy walking distance and Sheffield's Supertram system runs directly in front of the property.

West Street contains a number of national occupiers including Nandos, Tesco and Slug & Lettuce. There has been further development in recent years with restaurants such as Tsuki, Guyshi, Rudys and Grazie setting up in the vicinity.

## DESCRIPTION

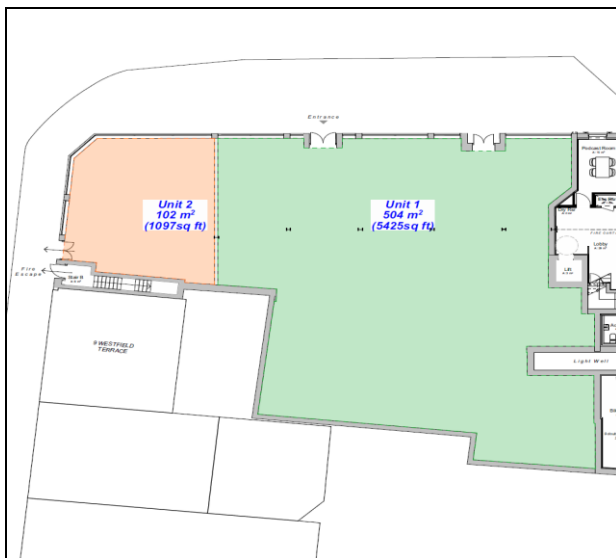
The building occupies a prominent corner position fronting West Street with return frontage to Westfield Terrace. The subject unit is the Ground Floor space with generous glazing offering a high visible Café/Restaurant/Retail opportunity.

The upper floors of the building are operated by The James, a Build-to-Rent operation that will be home to 162 luxury studio apartments for young professionals and students.

## ACCOMMODATION (All areas are approximate)

**Ground Floor Unit      6,500sq ft      604 sq m**

Please note splits of 1,097 sq ft & 5,500 sq ft can be provided, see below. Please discuss your requirements with the agents.



## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided upon request.

## RATING

The 2023 rating assessment is: -

Public house & Premises

R.V. £80,500

## 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.

## RENT DEPOSIT

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

## USE

The unit has 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 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**

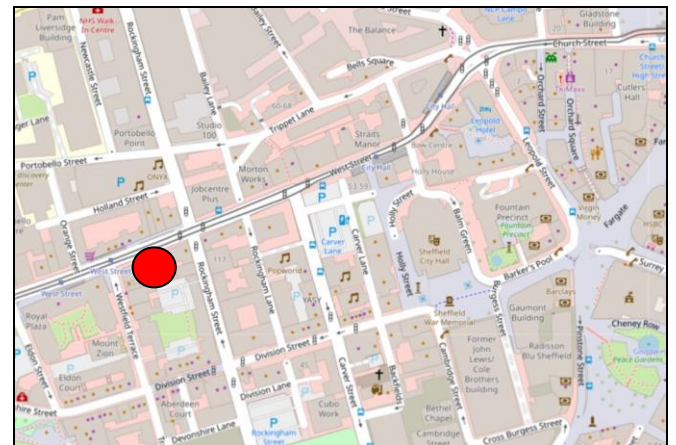
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SUBJECT TO CONTRACT AND AVAILABILITY

June 2024