

Property Consultants

 Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale

The Three Cranes Hotel, Queen Street, Sheffield S1 2DW



- **Commercial Opportunity Situated in a Prime Service Apartment Building in Sheffield City Centre**
- **Ground Floor Bar 417 sq ft – Suitable for a Variety of Uses**
- **Lower Ground Floor Kitchen Can be Made Available – 322 sq ft (29.95 sq m)**
- **Quoting £7,750 Per Annum**

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LOCATION

The property is situated in Sheffield City Centre in Sheffield's historic professional area. The premises front Queen Street close to its junction with North Church Street.

There are numerous office occupiers in the vicinity as well as a variety of bars and restaurants. Public transport is easily accessed with numerous bus routes and a Supertram stop within a short walking distance of the premises.

DESCRIPTION

The bar is situated inside The Three Cranes Hotel which is being run as a successful serviced apartment scheme in Sheffield City Centre.

The available space is currently fitted out as the bar for the building but is suitable for a variety of uses. The space is fitted out to a high standard with equipment in situ. There is a stylish seating area which provides 22 covers.

There is a kitchen on the lower ground floor which can be made available to an incoming occupier.

ACCOMMODATION

(All areas are approximate)

GF - Bar	417 sq ft	38.76 sq m
LGF - Kitchen	322 sq ft	29.95 sq m
Total	739 sq ft	68.71 sq m



ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEASE

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

RENT

£7,750 per annum.

VAT

The property is NOT elected for VAT.

RATING

The premises will need to be reassessed.

MONEY LAUNDERING

In order 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.

LEGAL COSTS

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

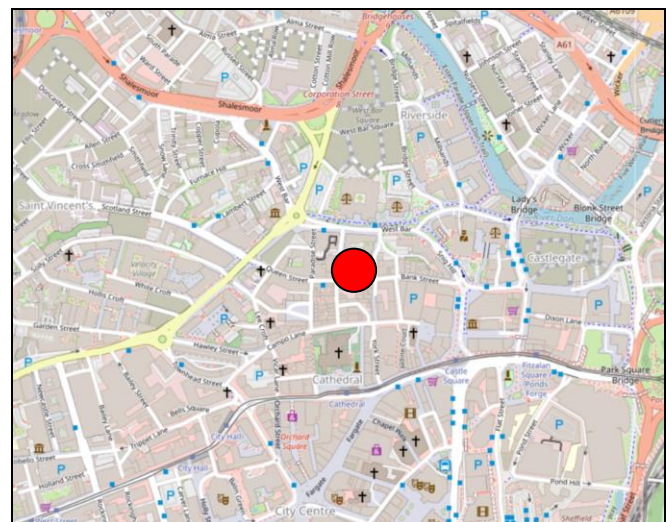
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

September 2024