

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale (May Let)

156 Ecclesall Road, Sheffield S11 8JB



- Ground Floor Restaurant For Sale/ May Let
- Prominent Location on Ecclesall Road
- Previously Frankster's – Premium Offers Invited for the Benefit of the Fit Out
- 1,650 sq ft (153.0 sq m)
- Freehold Available or To Let on a New Lease

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre. There are many national and local traders nearby include Oliver Bonas, Marks & Spenser's Simply Food, Waitrose and Fat Face.

Close by is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

DESCRIPTION

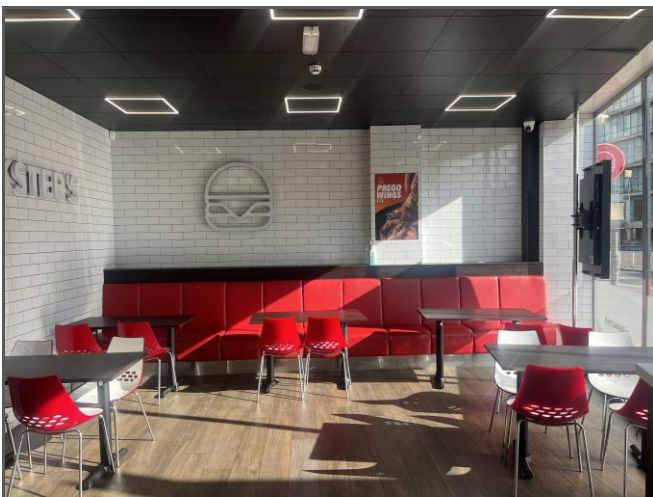
The property consists of a fully fitted out ground floor restaurant unit.

The unit totals 1,650 sq ft and accommodates open plan seating, Kitchen with built in extraction, walk-in cold fridges and customer WC's.

There is a small external seating area to the front of the premises facing onto Ecclesall Road.

ACCOMMODATION (Approx net internal areas)

Total	1,650 sq ft	153 sq m
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PLANNING

The premises benefit from A3/A4, Restaurant and Hot Food Takeaway use. Other uses may be considered subject to planning.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

SERVICE CHARGE

Available on request.

SALE

We are seeking offers of **£295,000** for the Long Leasehold, which is due to expire on the 31st of May 2132.

RENT

Alternatively, the property is available on a new lease at a quoting rent of **£24,500** per annum.

VAT

VAT will not be payable.

RATES

The premises are currently assessed for rates as follows: -

Restaurant & Premises Rateable Value - £18,000

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Tom Shelton – Crosthwaite Commercial

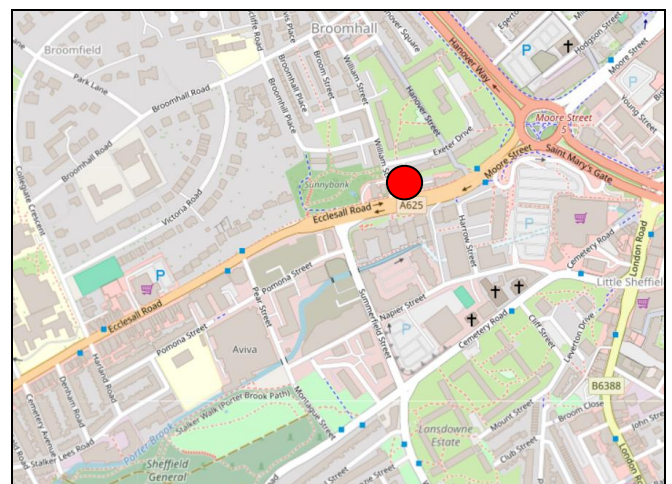
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SUBJECT TO CONTRACT AND AVAILABILITY October 2024