

Property Consultants

 Crosthwaite
COMMERCIAL

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

To Let

4 Suffolk Road, Sheffield S2 4AF



- **Prominent Corner Restaurant/Retail/Leisure Property**
- **Large Open Plan Area at Ground Floor & Basement**
- **Suitable for a Variety of Uses (Subject to Planning)**
- **1,913 sq ft Total Internal Area**
- **To Let on a New Lease**
- **Immediately Available**

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LOCATION

The premises are situated in a prominent location fronting Sheffield Inner Ring Road on the corner of Leadmill Street and Suffolk Road.

The Showroom Cinema is directly in front of the subject property with the well-known Leadmill live music venue/nightclub to the rear. Other occupiers in the vicinity include DFS and The Spar which is situated in the ground floor of the Q-Park opposite, which provides 678 parking spaces.

The property lies across from Turner Street which is the only vehicular exit from Sheffield Railway Station. There has been significant student development in the area with a large student population in the vicinity of the property.

DESCRIPTION

The property comprises a Retail/Restaurant/Leisure unit with predominantly open accommodation on the ground floor with WC's. There is extraction in place which can be utilised by an incoming tenant.

The cellar provides an excellent storage facility.

ACCOMMODATION (Approx net internal areas)

Ground Floor Sales	1,206 sq ft	112.0 sq m
Cellar	707 sq ft	65.7 sq m
Total Floor Area	1,913 sq ft	177.7sq m



RATES

According to the Rating List on the Internet, the property is currently assessed as follows:-

Public House and Premises R.V. £8.500

Subject to status, 100% business rates relief could be available resulting in a nil charge.

RENT

Rental offers around **£20,000 per annum** are invited. The rent will be subject to VAT at the current rate.

LEASE

The premises are offered on a new lease on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 84 (Band D). A full EPC will be provided on request.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (estate agency, financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre) uses, without the need for a change of use. Other uses such as Drinking Establishment & Hot Food Takeaway may be considered subject to planning.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

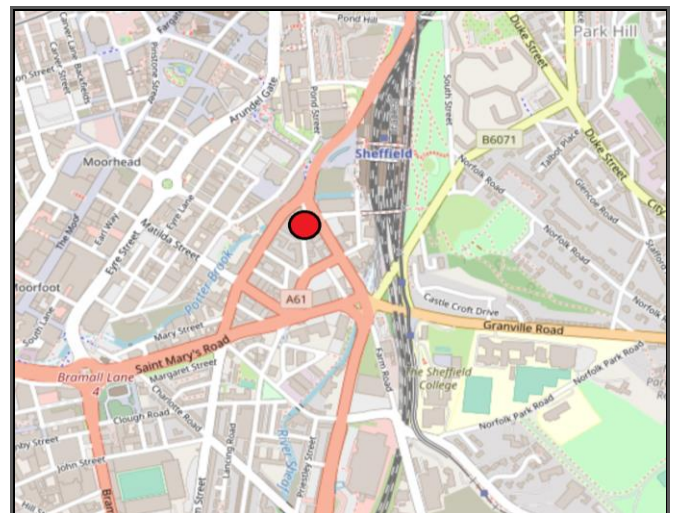
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SUBJECT TO CONTRACT & AVAILABILITY

October 2024

Floor Plan – Not to Scale

