

KELHAM ISLAND, SHEFFIELD
S3 8SA

GLOBE STEEL WORKS

Licence granted for A4 leisure and
entertainment space

Unique opportunity with potential for an
outdoor roof terrace (approved in planning)

Located in the heart of Kelham Island

Available on a new lease immediately

Full detailed planning approved in February
2023 for a conversion to a music/events venue
and café/bar

CITU



Unique Leisure / Entertainment Venue - Available To Let — c. 4,800 sq ft GIA (over 2 floors)

DESCRIPTION

Globe Steel Works is an impressive and characterful red-brick building located in a prime position in the heart of Kelham Island, located adjacent to Alma Street.

An exciting opportunity to rent a self-contained building with planning for a leisure opportunity with a roof terrace (to be created)

The building extends to approximately 4,800 sq ft NIA over ground and first floors (excluding outdoor terrace)

In the heart of one of the most popular commercial / residential areas in Sheffield, easily accessible from the city centre

Kelham Island is widely known for its food and drink culture and is one of the most well known and visited areas in Sheffield's leisure scene given the eclectic mix of independent occupiers

Planning permission granted with trading hours permitted from 9am to 12.30am Fridays & Saturdays for the main space

Licence granted for A4 leisure and entertainment space

ACCOMMODATION

The property benefits from dual access with the main entrance off Alma Street and a second entrance within the Kelham Central development. Access off Alma Street brings you into a grand staircase providing access directly to the upper floors (providing ability to split floor uses). Sketches submitted in planning are available on request illustrating a new entrance lobby creating a bespoke reception for the 'event space'.

Accommodation Schedule

FLOOR	SQ FT GIA
GROUND	3,630
FIRST	2,400
TOTAL	4,800

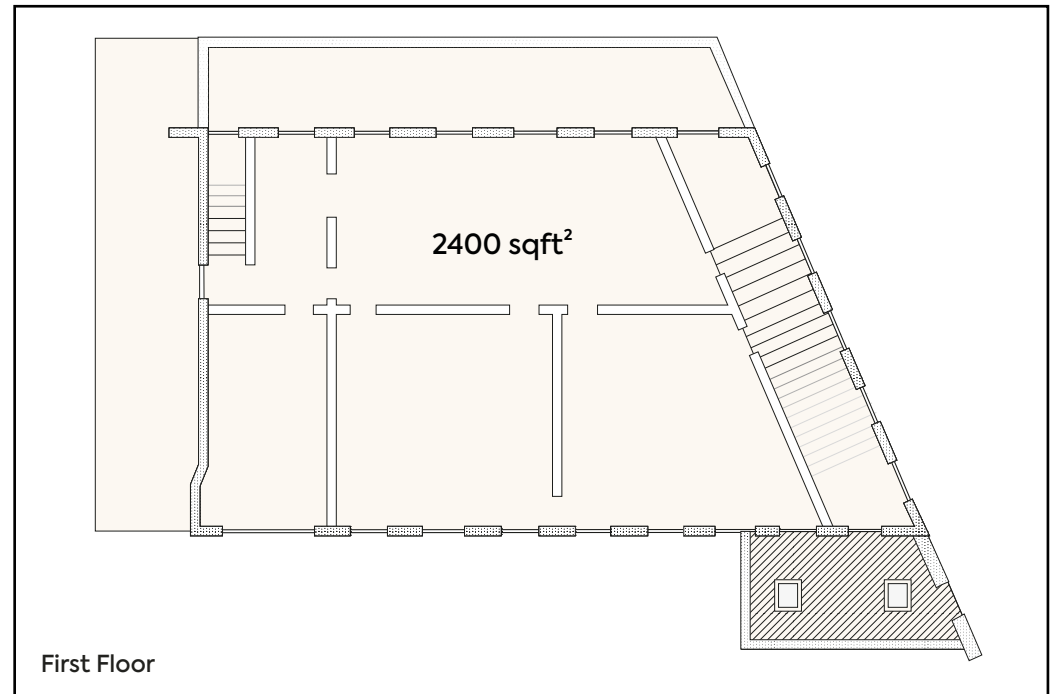
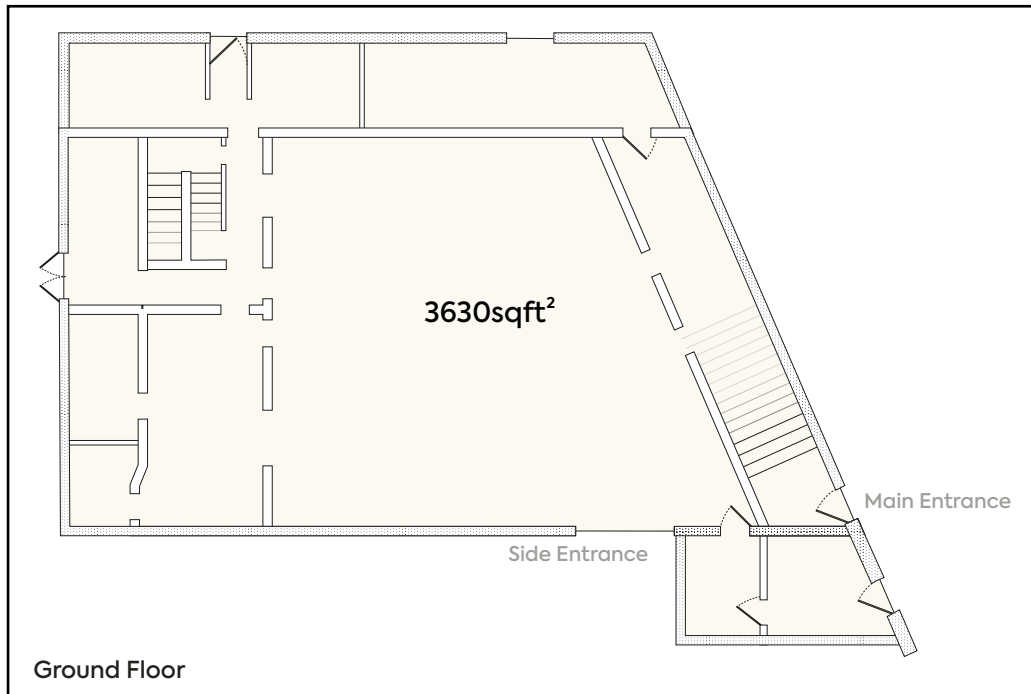
Size: 4,800sqft split over ground floor and first floor plus upper floor terrace space.



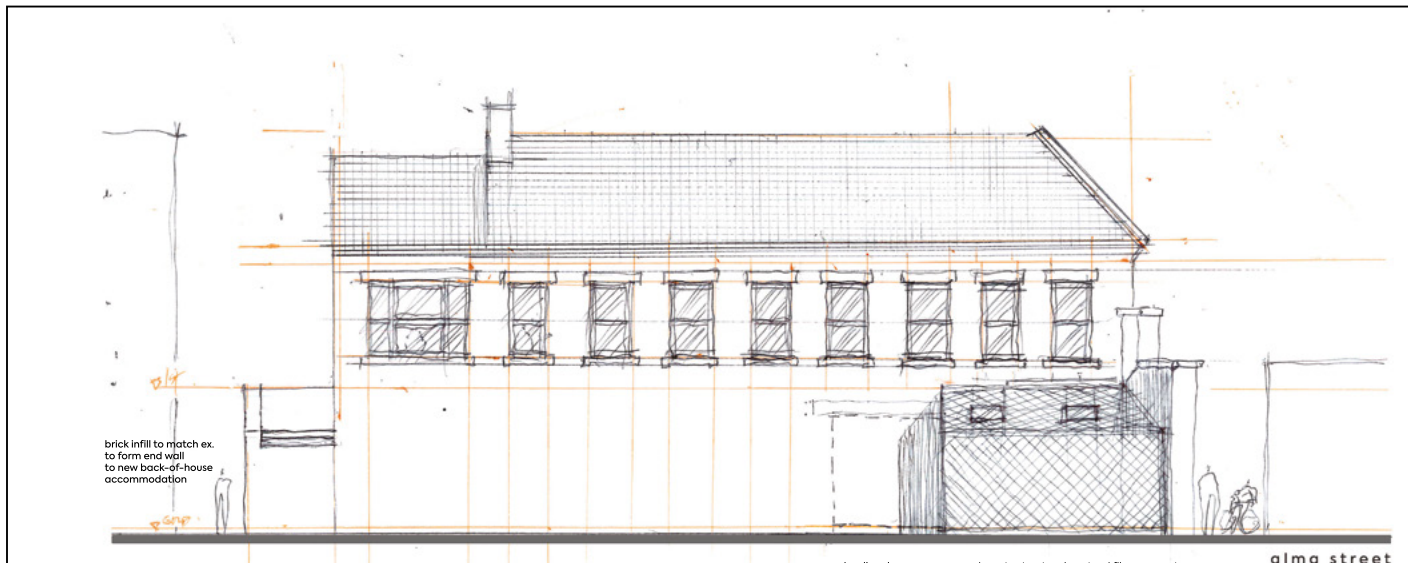
Layout

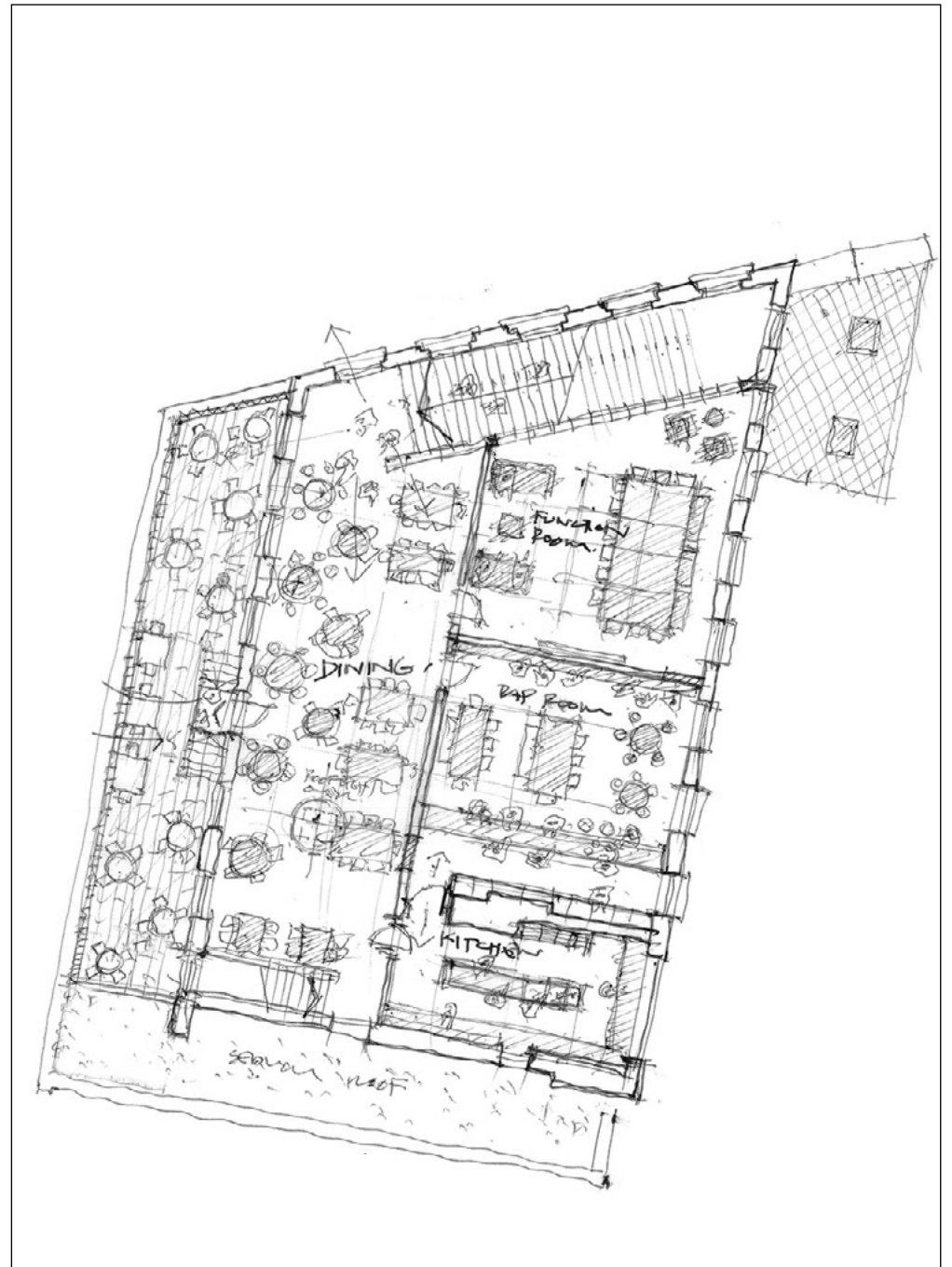
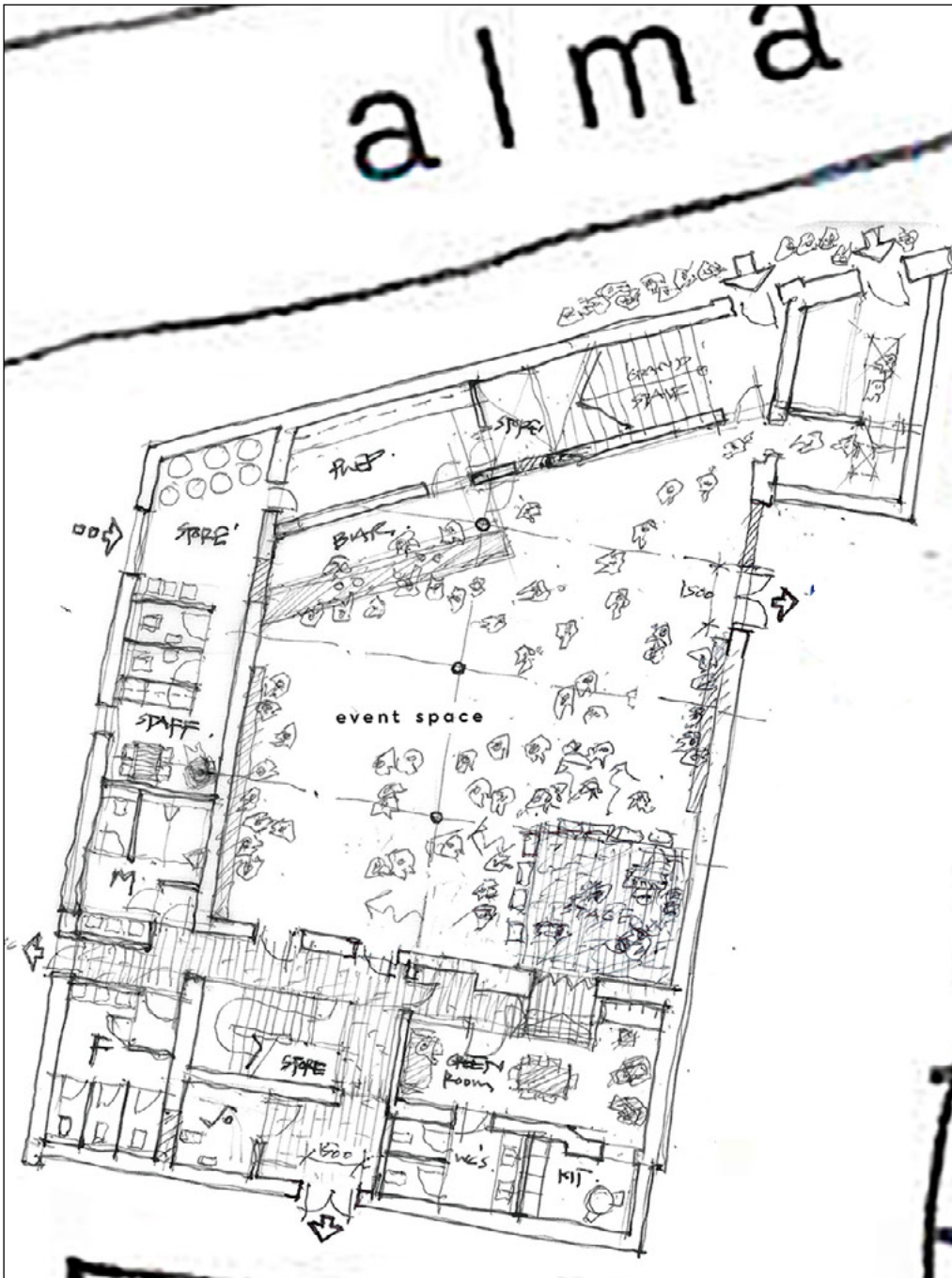
Open plan ground floor spacious configuration, well suited for an event space / stage with a good floor to ceiling height. The first floor consists of 3 rooms currently separated by partitions. These could be removed / changed to suit the concept.

The building is filled with character and provides scope to create unique leisure operation. The existing staircase has a grand staircase and presents well connecting the entrance directly to the ground floor as well as the upper floor.

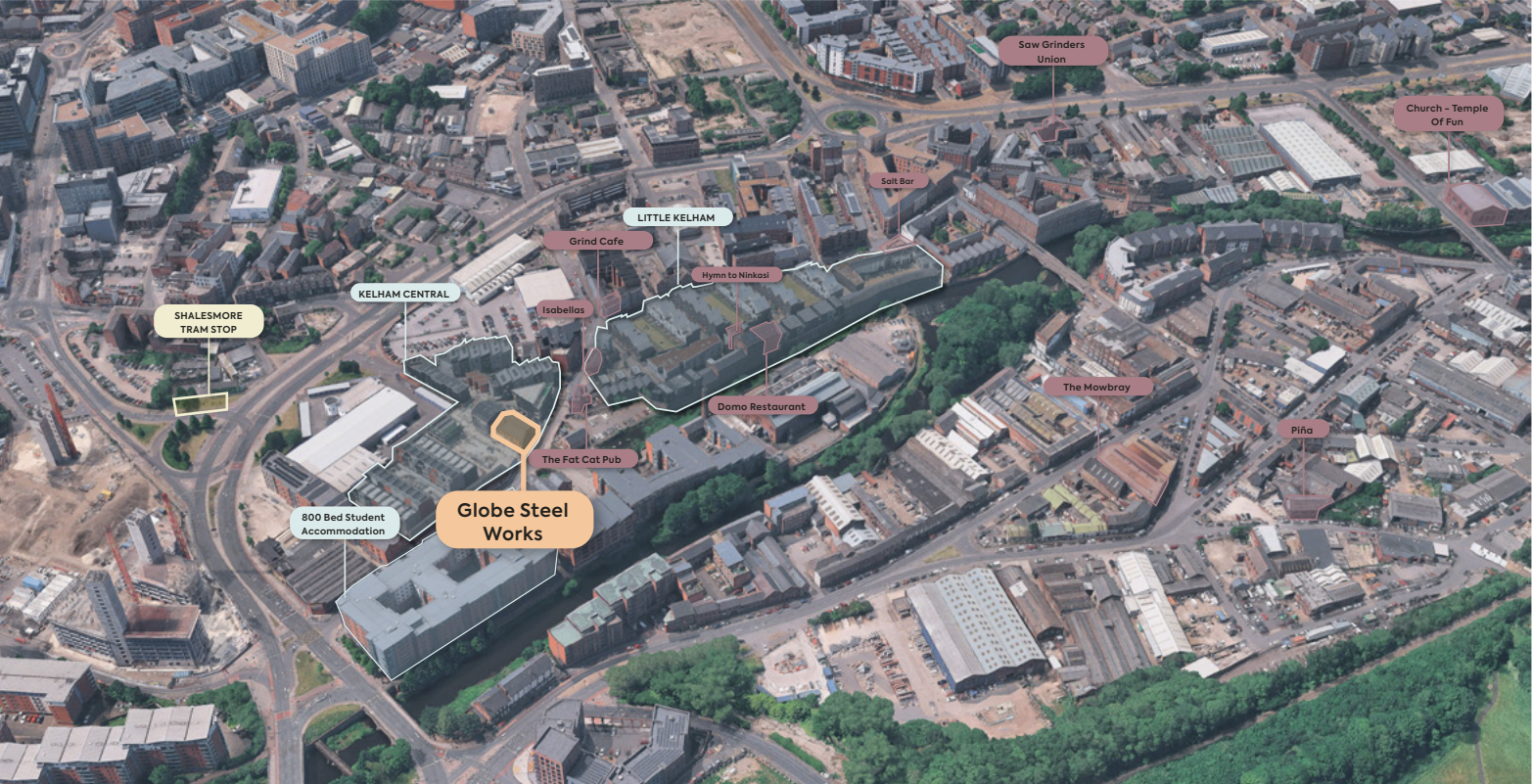


Indicative Initial Feasibility Sketches





Location



Additional information

Located in the heart of Kelham Island, with a mix of residential and commercial occupiers of all ages

Easy access from the city centre, bus / train station with excellent transport links. Situated on the Sheffield Ring Road providing good access to various suburbs of Sheffield and the M1 Motorway, via Sheffield Parkway (A57)

Situated in one of Sheffield's coolest neighbourhoods, known for its vibrant indie shopping arcades and food halls to microbreweries and galleries frequently publicised in magazines and online

Area known for interesting and exciting independent occupiers

Other Amenities

- Isabellas - 1 Minute
- Bakers Yard Bakery - 1 Minute
- The Fat Cat Pub - 1 Minute
- Domo - 2 Minutes
- Hymn to Ninkasi - 2 Minutes
- Salt - 2 Minutes
- Saw Grinders Union - 4 Mins
- Shalessmoor Tram Stop - 5 Minutes
- The Mowbray - 7 Mins
- Piña - 7 Min
- Hampton Hotel - 8 Minutes
- House of Jöro - 10 Minutes
- Kommune - 12 Minutes
- Church House of Fun - 10 Mins
- Cutlery Works - 12 Minutes
- City Centre - 19 Minutes
- Train Station - 20 minutes

Key

- Residential =
- Transit =
- Commercial =

Location



Isabellas - 1 Minute

Bakers Yard Bakery - 1 Minute

The Fat Cat Pub - 1 Minute

Craft & Dough - 1 Minute

Dirty Martini - 1 Minute

Bubba Bar Kelham - 1 Minute

Kelham Island Tavern - 1 Minute

Kelham Triangle - 1 Minute

The Island - 1 Minute



Commercial Space

Sheffield

GLOBE STEEL WORKS



Get in touch

- New Effective Full Repairing and Insuring lease directly from the landlord
- Rent – we are quoting £60,000 per annum exclusive of Vat
- Service charge to be provided upon request
- Business rates – the building will be re-assessed once the fit-out works have been completed
- Planning – **Reference: 21/01088/fu** - <https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?keyVal=REAJU4NYK4J00&activeTab=summary>
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For more information and to book a viewing please contact joint agents.

Tom Shelton

Crosthwaite Commercial

07738 335 482

tom@crosthwaitecommercial.com



Maddy Wright

Fox Lloyd Jones

07542 025 118

maddy.wright@fljtd.co.uk



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Brochure created September 2024

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