

Property Consultants



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

To Let

2 London Road, Sheffield S2 4LN



- Restaurant/Retail Premises Totalling 2,928 sq ft (272.0 sq m)
- Prominent Prime Location On London Road With Visibility to Ring Road and Walking Distance to the City Centre
- Potential for a Mezzanine Floor and Outdoor Seating (Subject to Licence)
- Suitable for a Variety of Uses
- To Let on a New Lease

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LOCATION

The premises are situated on London Road, one of the main arterial routes leading from Sheffield city centre. The property is less than 100 yards from St. Mary's Gate, part of Sheffield's inner ring road, offering excellent access to the M1 motorway (Junction 33) and all areas of the city.

London Road is renowned for its vibrant mix of established restaurants and bars, and the prime retail area of The Moor (City Centre) is just a short walk away. The vicinity has seen significant development with the recent construction of multiple student accommodation blocks, enhancing footfall and demand in the area.

DESCRIPTION

2 London Road is a striking and prominent property spanning a ground floor and basement. Previously operating as a bank, this represents a rare opportunity to acquire a premises that has been successfully utilised as a fireworks retailer for over 30 years and has become established as a landmark building in Sheffield.

The property features a spacious open-plan area at the front, offering the potential to add a mezzanine floor due to its impressive ceiling height. Toward the rear, there are multiple office and storage rooms, along with a larger open-plan area that could easily accommodate a kitchen or a dedicated takeaway section with side access to Cemetery Road.

Additionally, there is potential for outdoor seating, subject to obtaining the necessary licenses. Ideally located at the beginning and in the heart of Sheffield's bustling culinary district, this property is perfectly suited for an upmarket restaurant or fast-food outlet.

ACCOMMODATION (Approx net internal areas)

Ground Floor	2,422 sq ft	225.0 sq m
Basement	506 sq ft	47.0 sq m
Total	2,928 sq ft	272.0 sq m



RENT

Price on Application. VAT will NOT be payable.

LEASE

The premises is available on a new lease directly from the landlord with terms to be agreed.

RATING ASSESSMENT

The 2023 rating assessment is: -

Shop & Premises R.V. £19,750

ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

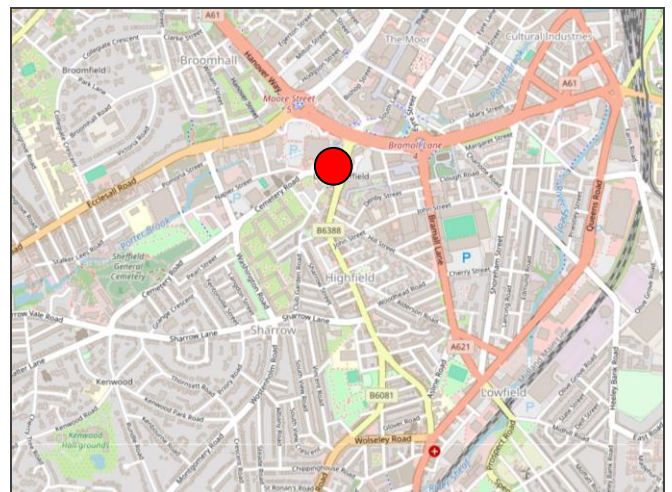
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SUBJECT TO CONTRACT AND AVAILABILITY December 2024