

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

119 West Street, Sheffield S1 4EQ



- Prime Redeveloped Building On West Street
- Café/Retail Opportunity with Prominent Frontage
- Suitable for a Variety Of Uses (Subject to Planning)
- Nearby Occupiers Include Tsuki, Tesco & Nandos
- 462 sq ft Ground Floor Unit
- To Let – Available Immediately

www.crosthwaitecommercial.com



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LOCATION

The property is to be found on West Street, on its junction with Rockingham Street. The prime shopping areas of the city are within easy walking distance and Sheffield's Supertram system runs directly in front of the property.

West Street contains a number of national occupiers including Nandos, Tesco and Slug & Lettuce. There has been further development in recent years with restaurants such as Tsuki, Guyshi, Rudy's and Grazie setting up in the vicinity.

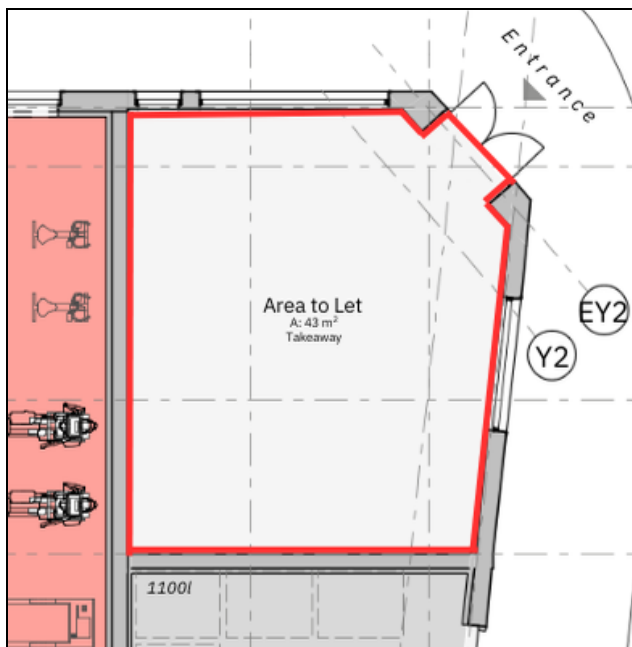
DESCRIPTION

The building occupies a prominent corner position fronting West Street with return frontage to Rockingham Street. The subject unit is the Ground Floor space with generous glazing offering a highly visible Café/Retail opportunity.

The upper floors of the building are operated by The James, a Build-to-Rent operation that is home to 162 luxury studio apartments for young professionals and students.

ACCOMMODATION (All areas are approximate)

Ground Floor Unit **462 sq ft** **43 sq m**



RATING

The 2023 rating assessment is: -

Shop & Premises R.V. £17,000

Please note that this requires reassessment due to a reduction in size of the unit.

RENT

Rent on Application.

The rent will be subject to VAT.

LEASE

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

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

USE

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.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided upon 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 joint agents detailed below.

Mark Holmes - Crosthwaite Commercial

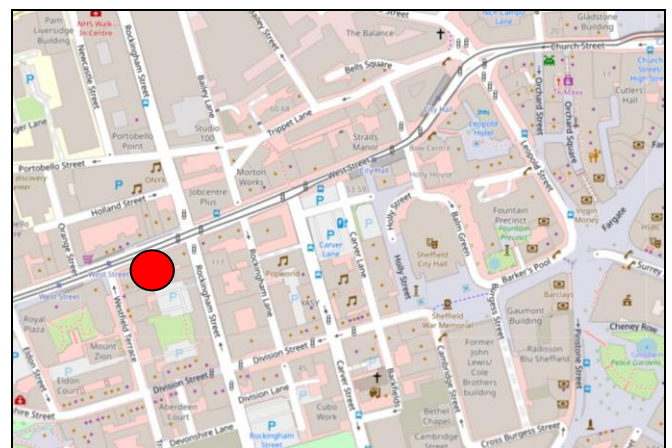
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SUBJECT TO CONTRACT AND AVAILABILITY **February 2025**