

Property Consultants



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

To Let

617 Ecclesall Road, Sheffield S11 8PT



- Suburban Restaurant/Bar/Retail Unit
- Excellent Location Fronting Ecclesall Road
- 1,731 sq ft (160.8 sq m) Across 3 Floors + Basement
- Potential for a Variety of Uses (Subject to Planning)
- External Seating Terrace Overlooking Ecclesall Road
- Rent - £30,000 Per Annum
- To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

The premises are situated in a prime location fronting Ecclesall Road around 1½ miles south of Sheffield City Centre. The property is close to Nonna's Bar & Restaurant, Sainsburys Local, Oxfam, Nando's and many other national, regional and local traders.

There is on street parking in front of the premises during the hours of 9.30am to 4pm and further parking along various side streets.

DESCRIPTION

The property comprises a restaurant/retail premises with trading accommodation over the ground and first floors, with ancillary storage to the second floor and basement.

The premises were previously utilised as a restaurant and accommodates open plan seating, with a kitchen area to the rear of the ground floor. The first floor accommodates further seating.

There is an external elevated terrace overlooking Ecclesall Road.

ACCOMMODATION (Approx internal areas)

Basement	217 sq ft	20.2 sq m
Ground Floor	839 sq ft	77.9 sq m
First Floor	441 sq ft	41.0 sq m
Second Floor	234 sq ft	21.7 sq m
Total	1,731 sq ft	160.8 sq m



PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

RENT

Rental offers of **£30,000 per annum** are invited. We understand that VAT will not be payable.

LEASE

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

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

RATES

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Restaurant & Premises RV £20,500

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 76, Band D. A full EPC will be provided on request.

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

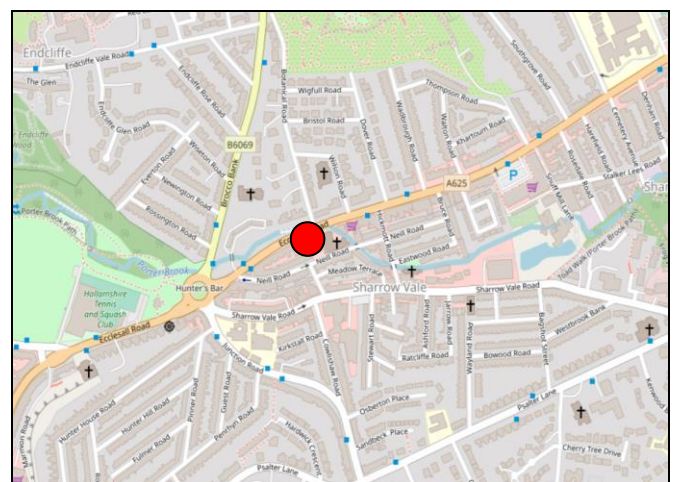
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SUBJECT TO CONTRACT & AVAILABILITY

March 2024