

Property Consultants



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

To Let

123 London Road, Sheffield S2 4LE



- **Former Pub with Extensive Frontage**
- **Prominent Position on London Road**
- **Whole Building of 2,171 sq ft Approx**
- **Generous Rear Car Park/Yard**
- **Planning in Place for a Cocktail Bar & Takeaway Restaurant**
- **Additional Car Parking Available on Boston Street**

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LOCATION

The premises occupy a prominent position on London Road close to the junction with John Street. Nearby operators include William Hill, Phat Buns, Ozmens and a variety of restaurants.

DESCRIPTION

The property comprises approximately 2,171 sq ft of pub/restaurant space across cellar, ground, first and second floors. It has the benefit of male and female WC's and a kitchen area.

The first and second floor was previously utilised as ancillary/storage space with a kitchen and toilet for staff.

Outside to the rear is a seating area with a car park and stores accessed from Hill Street.

ACCOMMODATION (Approx internal areas)

Basement	498 sq ft	46.2 sq m
Ground Floor	722 sq ft	67.1 sq m
First Floor	571 sq ft	53.1 sq m
Second Floor	383 sq ft	35.4 sq m
Total	2,171sq ft	201.7 sq m



RATING

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Public House and Premises - R.V. £3,000

If applicable, 100% business rates relief should apply.

EPC

The premises have a rating of 74 (Band C). A full Energy Performance Certificate will be provided on request.

RENT

Rental offers are invited at **£22,000 per annum**, exclusive of VAT.

LEASE

The premises are available to let by way of a new full repairing and insuring lease.

CAR PARKING

Additional car parking is available on Boston Street by separate arrangement with the Landlord, with space for approximately 5 cars.

PLANNING

The premises benefit from a Sui Generis use class planning consent, for a cocktail bar and takeaway restaurant, further details on request. Other uses such as A1 (retail), A2 (professional services), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, may be considered subject to planning.

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

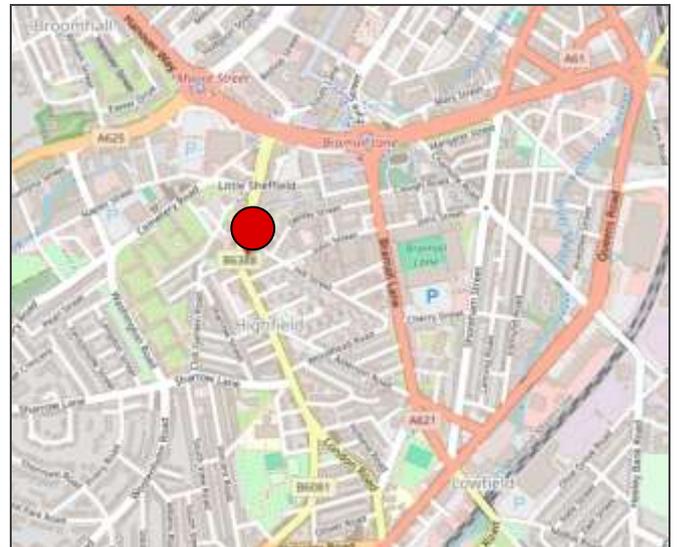
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SUBJECT TO CONTRACT AND AVAILABILITY August 2025