

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

84-86 West Street, Sheffield S1 4EP



- Prime Building On West Street
- Bar/Restaurant/Retail Opportunity
- Suitable for a Variety Of Uses (Subject to Planning)
- Nearby Occupiers Include Tsuki and Slug & Lettuce
- Totals 6,669 sq ft Across Three Floors
- To Let on a New Lease

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LOCATION

The property is to be found on West Street, between its junctions with Rockingham Street and Holly 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 connecting to the bus and railway stations and the outlying suburbs.

West Street contains a number of popular bars including Slug & Lettuce, Molly Malones, Tiger Works, West Street Live and Billy Big Balls. Other occupiers on West Street include Zizzi's, Nando's and Tesco Metro. There has been further development in recent years with bars such as Manahatta, Pitcher & Piano, Mojoes, Turtle Bay situated around the City Hall.

DESCRIPTION

The building occupies a prominent position fronting West Street. The property is based over lower ground, ground and first floor levels. The ground floor is currently fitted out as a vintage store with the first floor providing office space, WC's and storage space.

The Lower Ground Floor provides further storage space along with WC's.

ACCOMMODATION (All areas are approximate)

Lower Ground Floor	969 sq ft	90 sq m
Ground Floor	2,969 sq ft	275.9 sq m
First Floor	2,731 sq ft	253.8 sq m
Total	6,669 sq ft	620 sq m

USE

The unit has previous A1 use, this is now use class 'E' under the new legislation (applicable as of 1st September 2020) which covers shops, professional services, café/restaurants, nurseries and gyms.

Other uses such as drinking establishments and hot food takeaway will be considered, subject to the necessary planning permissions being obtained.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided upon request.

RATING

The 2023 rating assessment is: -

Shop & Premises R.V. £26,500

RENT

Rent on Application.

VAT

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.

LEGAL COSTS

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

MONEY LAUNDERING

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

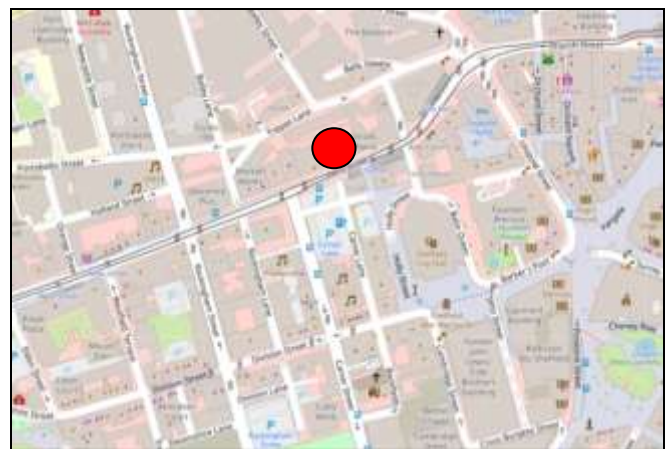
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY October 2025