

To Let

178 West Street, Sheffield S1 4ET



- Prime Redeveloped Building On West Street
- E Class Opportunity – Café/Restaurant/Retail/Leisure
- Suitable for a Variety Of Uses (Subject to Planning)
- Nearby Occupiers Include Tsuki, Tesco & Nandos
- 3,280 sq ft Ground Floor Unit
- To Let – Available Immediately



**Crosthwaite
COMMERCIAL**

T 0114 272 3888

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

LOCATION

The property is to be found on West Street, on its junction with Westfield Terrace. 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, Rudys and Grazie setting up in the vicinity.

DESCRIPTION

The building occupies a prominent position fronting West Street close to its junction with Orange Street. The subject unit is the Ground Floor space with generous glazing offering a high visible Café/Restaurant/Retail opportunity.

The floorplate widens from the entrance to 11 meters providing natural light from the Orange Street elevation along with the rear. The total depth of the floorplate is 40m from the entrance to the rear.

The upper floors of the building have been converted to 28 high end residential flats, which are separately accessed.

ACCOMMODATION (All areas are approximate)

Ground Floor Unit 3,280 sq ft 304 sq m

FLOORPLAN



PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), A3 (café & restaurant), B1 (Light Industrial & Offices) 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

SPECIFICATION

The premises will be handed over in Shell Condition ready for tenants own fit out.

RENT

Rent on Application.

The rent will be subject to VAT.

RENT DEPOSIT

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

LEASE

The premises are available to let on a new lease for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided following Practical Completion

RATING

The premises will be reassessed for rating purposes.

LEGAL COSTS

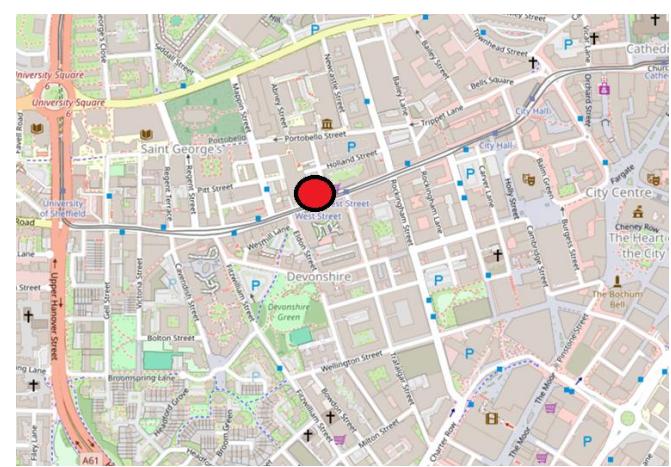
Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial
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SUBJECT TO CONTRACT AND AVAILABILITY December 2025