

Property Consultants

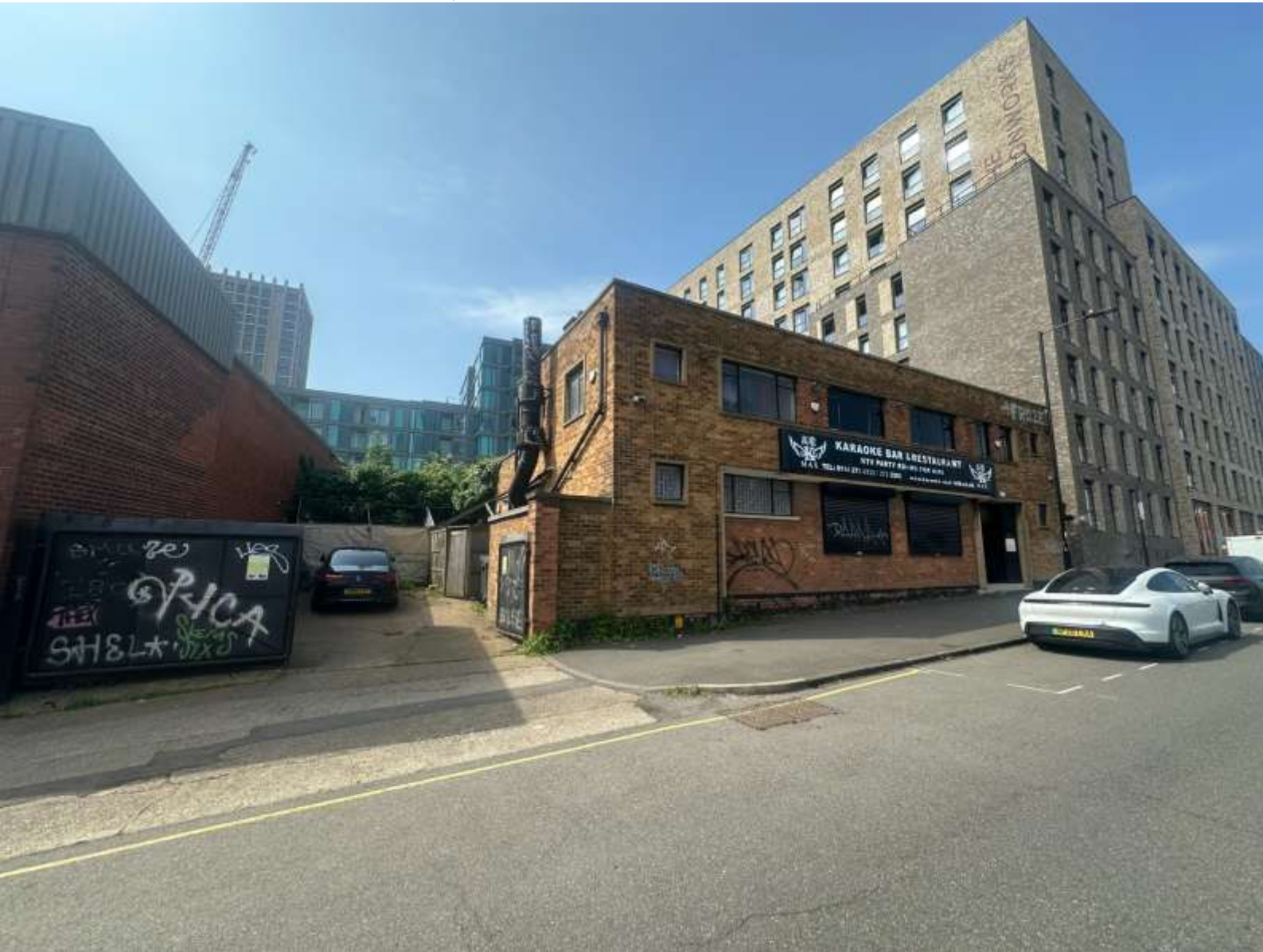


T 0114 272 3888

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

To Let

51 Scotland Street, Sheffield S3 7BS



- Self Contained Licensed Premises
- Suitable For A Variety Of Uses (Subject to Planning)
- Fringe City Location Close To West Bar Regeneration
- Building Totalling 3,560 sq ft + Self Contained Yard
- Quoting £30,000 Per Annum
- To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

The premises are situated in a prominent position on the edge of Sheffield City Centre, immediately adjacent to the A61 Shalesmoor, forming part of the city's inner ring road.

The property benefits from an excellent fringe city centre location, positioned between Sheffield's established commercial core and Kelham Island. Close by is the £300 million West Bar urban regeneration scheme, bringing an influx of workers/residents to the area.

DESCRIPTION

The property comprises a part two-storey, part single-storey former industrial building of brick construction, set beneath flat felt-covered roofs.

Internally, the accommodation is arranged over ground and first floor levels. The ground floor provides a reception/bar area accessed directly from Scotland Street, with a series of private rooms/booths to the rear. The accommodation also includes WC facilities and a commercial kitchen with extraction.

Externally, there is a small secured concrete-surfaced yard, providing off-street parking/loading provision.

ACCOMMODATION (Approx internal areas)

| | | |
|--------------|--------------------|-------------------|
| Ground | 2,420 sq ft | 224.8 sq m |
| First | 1,140 sq ft | 105.9 sq m |
| Total | 3,560 sq ft | 330.7 sq m |



ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

RENT DEPOSIT

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

RENT

£30,000 per annum. VAT will not be payable.

LEASE

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

RATING

According to the Rating List on the Internet, the property is currently assessed as follows: -

Restaurant and Premises: £12,000

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

PLANNING

The property benefits from an 'E' use class, which includes restaurant/bar retail, professional services, cafes although uses will be considered.

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 agent detailed below.

Mark Holmes – Crosthwaite Commercial

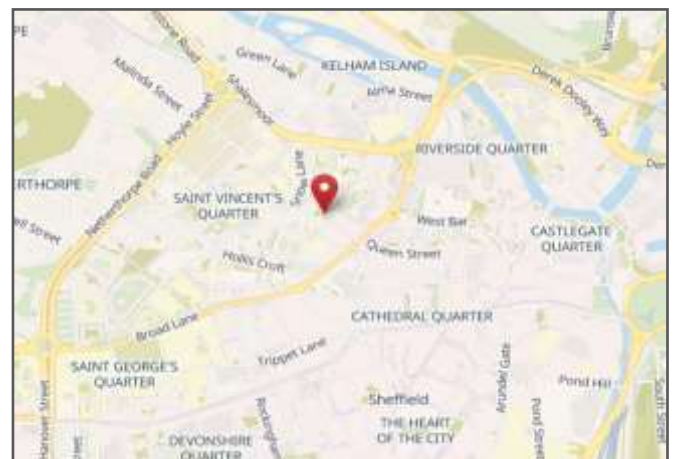
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SUBJECT TO CONTRACT & AVAILABILITY

June 2026