

Property Consultants



T 0114 272 3888

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

To Let

1 Ecclesall Road, Sheffield S11 8HW



- Landmark Restaurant/Retail Premises
- 2,309 sq ft (272.0 sq m) Across Ground & Mezzanine Floors
- Prominent Prime Location With Visibility to Ring Road
- Walking Distance to the City Centre
- Potential for Outdoor Seating (Subject to Licence)
- Suitable for a Variety of Uses
- To Let on a New Lease

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Crosthwaite
COMMERCIAL

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LOCATION

The property is less than 100 yards from St. Mary's Gate, part of Sheffield's inner ring road, offering excellent access to the M1 motorway (Junction 33) and all areas of the city.

The area is renowned for its vibrant mix of established restaurants and bars, and the prime retail area of The Moor (City Centre) is just a short walk away. The vicinity has seen significant development with the recent construction of multiple student accommodation blocks, enhancing footfall and demand in the area.

DESCRIPTION

This property was originally constructed in 1895 for the Sheffield Banking Corporation and underwent extensive conversion works in 1995 to provide two-storey student accommodation above the ground floor commercial space.

The ground floor former banking hall has been converted to an open plan restaurant with kitchen and WC's to the rear, taking advantage of the attractive interior of this listed building. There is also a small mezzanine with a dining area and WC's.

The restaurant is currently set up to provide 64 covers on the Ground floor and a further 17 on the mezzanine.

ACCOMMODATION (Approx net internal areas)

Ground Floor	2,184 sq ft	202.9 sq m
Mezzanine	125 sq ft	11.6 sq m
Total	2,309 sq ft	214.5 sq m



ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

RENT

The quoting rent is **£42,500 per annum**.

LEASE

The premises is available on a new lease directly from the landlord with terms to be agreed.

RATING ASSESSMENT

According to the 2026 Rating List, the premises are assessed as follows: -

Restaurant & Premises: R.V. £30,750

MONEY LAUNDERING

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

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

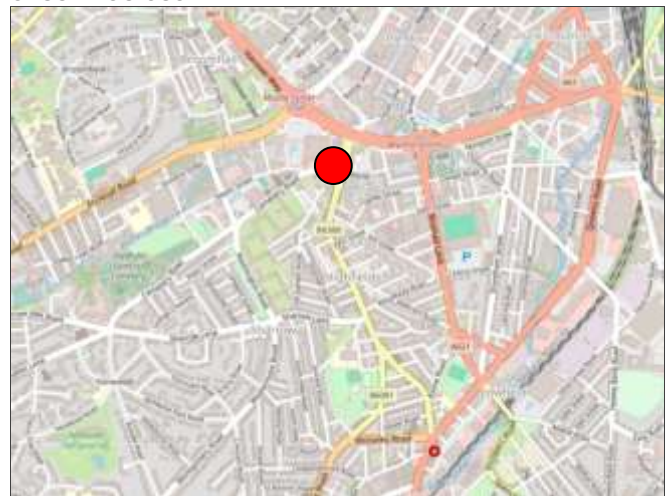
Mark@crosthwaitecommercial.com

07738 275 226

Charlie Appleyard – Crosthwaite Commercial

charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY July 2026

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.