

Property Consultants



T 0114 272 3888

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

To Let

708 Abbeydale Road, Sheffield S87 2BL



- Licensed Bar / Restaurant with External Seating
- Prominent Location with Excellent Visibility
- Alcohol Premises Licence in Place
- 1,163 sq ft (108.07 sq m) - Quoting £17,500 Per Annum
- Alternative Uses Considered, Subject to Planning

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

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LOCATION

The property is prominently situated on Abbeydale Road (A621), approximately 2.5 miles south-west of Sheffield city centre. Abbeydale Road is a well-established arterial route linking Sheffield city centre with the southern suburbs, including Millhouses, Beauchief and Totley.

The surrounding area is a popular mixed commercial and residential location, characterised by a wide range of independent retailers, cafés, restaurants and other local businesses. The property benefits from good road connectivity and regular public transport services along Abbeydale Road, together with convenient access to surrounding residential areas.

DESCRIPTION

The property comprises a prominent ground floor licensed bar/restaurant premises benefiting from a wide frontage to Abbeydale Road and an enclosed forecourt/seating area to the front.

Internally, the accommodation is arranged to provide a principal open-plan trading area incorporating an existing timber bar, exposed brickwork, timber flooring and character features. To the rear are additional open-plan areas which have been more recently finished with painted walls, modern lighting and rooflights providing good levels of natural light.

The frontage is secured by an electrically operated roller shutter.

The unit is ideally suited to continued bar, restaurant or café use, and may also suit a variety of other leisure or retail uses, subject to the necessary consents.

ACCOMMODATION (Approx internal areas)

Total	1,163 sq ft	108.07 sq m
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RENT

We are quoting **£17,500 per annum**. **VAT will be payable.**

RENT DEPOSIT

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

RATING ASSESSMENT

According to the 2026 Rating List on the Valuation Office, the 2026 Rateable Value is as follows: -

Restaurant & Premises

R.V. £7,500

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 96 – Band D. A full Energy Performance Certificate will be provided on request.

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, ingoing tenants will be required to provide identification documentation.

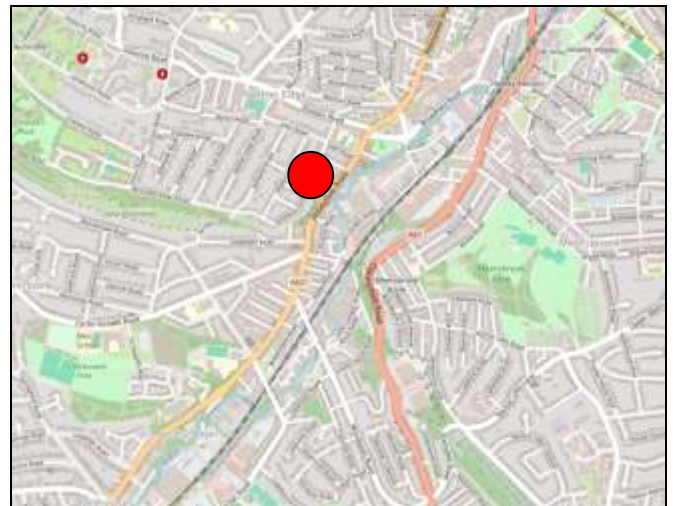
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT & AVAILABILITY

September 2026