

Property Consultants

 **Crosthwaite**
COMMERCIAL

T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

17 Church Street, Sheffield S1 2GJ



- Bar / Restaurant / Retail Opportunity in Listed Building
- Located in the Heart of Sheffield City Centre
- Close to Supertram & Numerous Bus Stops
- 3,600 sq ft Ground Floor plus Mezzanine & Basement
- To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

The property is prominently located on Church Street in the heart of Sheffield City Centre opposite Sheffield Cathedral and adjacent to The Cutlers Hall conferencing and function facility.

The unit is adjacent to Tesco Express and close to Orchard Square shopping centre with retailers present including T K Maxx, Waterstones, Clarks and Virgin Money. Leopold Square, with Wagamama, Zizzi's, Cubana, Strada & Aagrah, is a short distance away as are Boots, McDonalds & Marks & Spencer. The property is opposite the Cathedral Supertram stop with numerous bus stops nearby.

DESCRIPTION

The property comprises part of a former bank which is suitable for bar / restaurant / retail uses. The unit has an attractive prominent frontage with a substantial ground floor, mezzanine and basement.

ACCOMMODATION (Approx net internal areas)

Ground Floor	3,600 sq ft	334.5 sq m
Mezzanine Floor	832 sq ft	77.3 sq m
Basement	1,744 sq ft	162.0 sq m
Total	6,176 sq ft	573.8 sq m

RATING

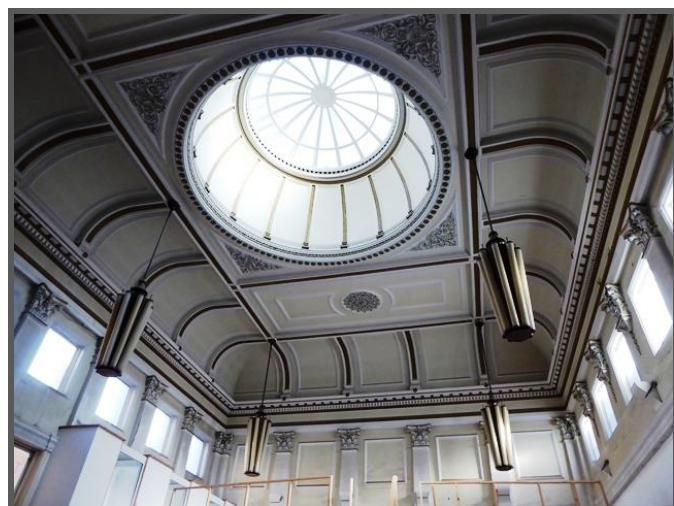
The premises are not currently assessed for rating purposes and will be re-assessed following fit-out.

EPC

As this is a Grade II Listed building, an EPC is not required.

LEASE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.



RENT

Offers in the region of **£65,000 per annum** are invited.

VAT

VAT is payable on the rent.

PLANNING

The premises currently benefit from a consent which permits uses including Shops (Class A1), Financial and Professional Services (A2) and Restaurants/Cafes (A3).

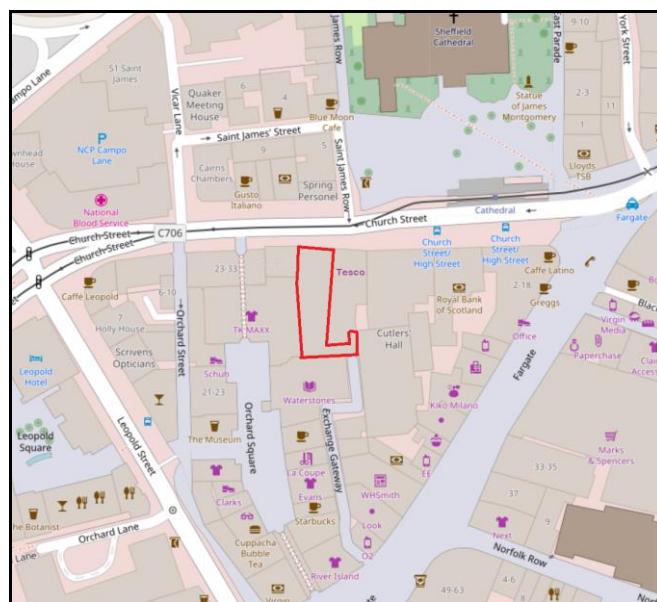
Listed Building consent was granted in July 2016 covering alterations including provision of new doorway and new internal walls for use of the ground floor as a bar. A copy of the layout plan is attached below.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact the sole agents, Crosthwaite Commercial – Martin Crosthwaite on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY

November 2017



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Existing Plan



Consented Bar Plan

