

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

For Sale (May Let)

The Regency Club, 20 Yew Lane, Ecclesfield,
Sheffield S5 9AN



- Recently Refurbished Restaurant Premises - 90+ Covers
- Total Gross Internal Area - 6,380 sq ft approx with Flat
- Large Car Park - Site Area - 0.5 acres
- Potential for Future Residential Development
- Freehold For Sale or May Let

www.crosthwaitecommercial.com



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LOCATION

Ecclesfield is a popular suburb of Sheffield some 4 miles to the north of the city centre.

The property is located in the heart of Ecclesfield in a predominantly residential area, close to the village centre.

DESCRIPTION

The property previously treated as The Players Lounge, a popular bar and function venue. The premises are primarily single-storey, offering excellent open space which has been subdivided to provide a reception/bar area, 2 dining areas, a large kitchen and storeroom. The premises have been attractively refitted and furnished as a restaurant with a new catering kitchen. To the side are customer WC's, a cellar and a garage/storeroom. In addition, there is two-storey manager's residential accommodation. Externally there is a drinking patio and a substantial car park.

ACCOMMODATION

Ground	Restaurant	4,795 sq ft	445.5 sq m
	Cellar	615 sq ft	57.1 sq m
1 st Floor	Flat	410 sq ft	38.1 sq m
External	Garage/Store	560 sq ft	52.0 sq m
Total		6,380 sq ft	592.7 sq m



PLANNING

The premises currently have an A4 (Drinking Establishment) use however we understand restaurant use is acceptable under permitted development rights.

DEVELOPMENT POTENTIAL

Long term we believe the site has potential for residential development, subject to planning.

TENURE

The property is held Freehold and offered for sale as a fully fitted restaurant.

PRICE

Offers in the region of **£550,000** are invited for the benefit of the freehold interest.

LEASE

Alternatively, our client would consider letting the premises on a new lease for a term to be agreed.

RENT

Offers around £47,500 per annum are invited.

VAT

VAT will **NOT** be charged on the sale price or rent.

RATING

The current internet rating assessment is: -

Club & Premises - R.V. £11,250

100% small business rates relief may be available, subject to status.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Mark Holmes at Crosthwaite Commercial on 0114 272 3888

or email mark@crosthwaitecommercial.com.



SUBJECT TO CONTRACT & AVAILABILITY

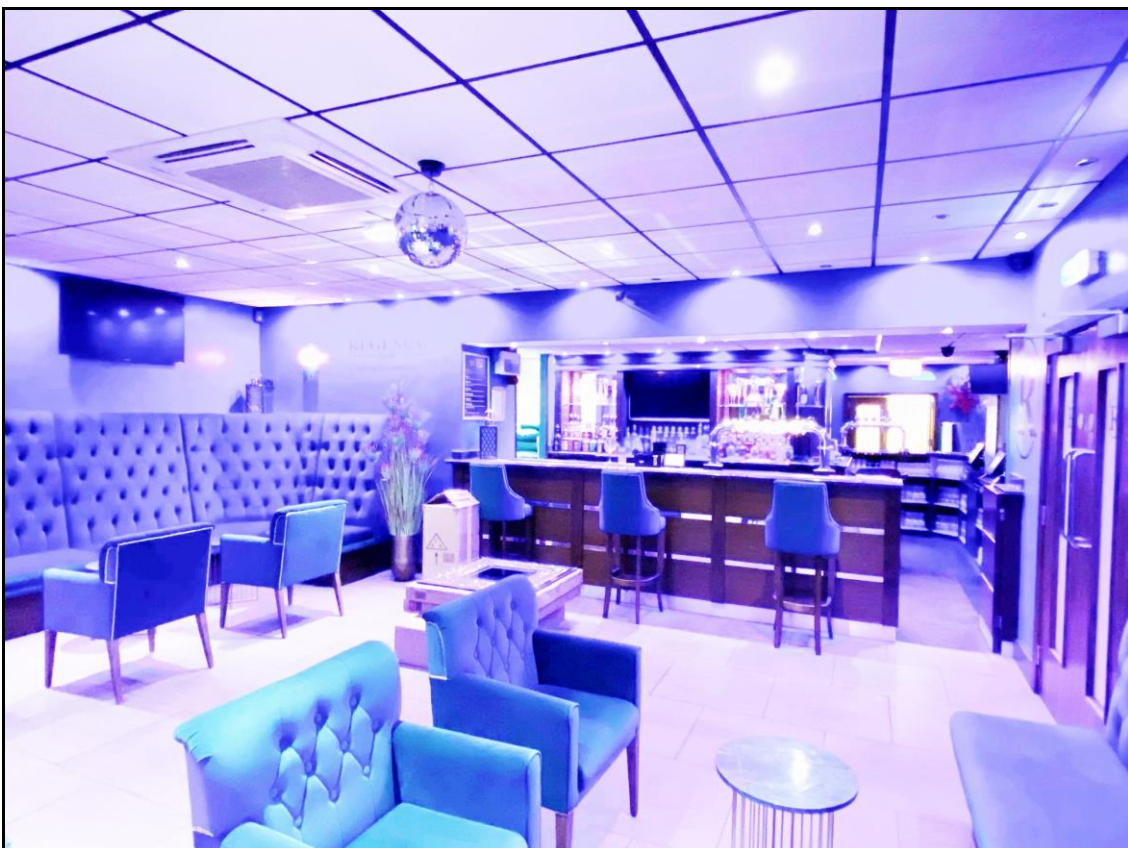
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.