



Funded by
UK Government

TO LET

THE

Adelphi

@ ATTERCLIFFE

A CLASSIC RE-IMAGINED

VICARAGE ROAD,
SHEFFIELD, S9 3RF

ADELPHI

POWERED BY

LEVELLING
— UP —



WE ARE SEEKING AN INSPIRED AND ACTIVE OCCUPIER FOR THE ADELPHI @ ATTERCLIFFE FOR COMMUNITY, LEISURE, ART/MUSIC BASED, COMMERCIAL OR HEALTH AND WELLBEING USES.

This is a unique opportunity for a local, regional or national operator to utilise a distinctive and historic building in the heart of Attercliffe. The building is being made available for lease to an end user to occupy and curate a vibrant, cultural community building which supports the local community and wider area. The space will act as a catalyst for further regeneration and development in Attercliffe.

The Adelphi @ Attercliffe is a regeneration project funded by the Levelling Up Fund. The project aims to enable the conservation and celebration of the re-use of a protected and culturally important built heritage asset.



THE VISION

THE BUILDING HAS BEEN ACQUIRED BY SHEFFIELD CITY COUNCIL USING LEVELLING UP FUNDS AND IS BEING REPAIRED AND RENOVATED FOR A MIX OF USES. THE ADELPHI'S SCALE AND CONFIGURATION CATERS TO A GROWING DEMAND FOR UNIQUE FLEXIBLE MULTI-PURPOSE SPACE. THIS IS A GRADE II LISTED BUILDING LOCATED IN A STRATEGIC POSITION IN ATTERCLIFFE AND PROVIDES A UNIQUE OPPORTUNITY TO CREATE A DYNAMIC OFFER TO DRIVE THE REGENERATION OF ATTERCLIFFE HIGH STREET.

There is an opportunity to facilitate a better use of the existing building and adjoining land to reach an occupiable state. Funding from the Levelling Up Fund is allocated to contribute towards retrofitting and repurposing of The Adelphi which can be used to finance (in part or fully) the fit out in discussion with the end user(s). The current proposals will enable the provision of a fully functional building including (for example) workable solutions for means of escape, compliance with the Disability Discrimination Act, vertical circulation, permeability etc. with the building designed to a CAT A fit out ready for occupation. These works will be carried out by the City Council and funded by the Levelling Up Fund in line with the end user(s) or occupier(s) requirements of the space.

FLOOR	Sq M	Sq Ft
Entrance Hall	37.66	405
Ground	200.76	2,161
Upper Ground F	360.32	3,878
First	379.57	4,085
Second	44.14	475
Total	1,022.45	11,004



THE LOCATION



Centertainment
1 mile



Sheffield Arena
0.6 miles



Olympic Legacy Park
0.1 miles



Tram Stop
0.5 miles



Five Weirs Walk
0.5 miles

THE ADELPHI

- 2 MILES TO JUNCTION 34 (M1)
- 2.5 MILES TO CITY CENTRE
- NUMEROUS BUS ROUTES RUN DIRECTLY OUTSIDE THE BUILDING ALONG ATTERCLIFFE ROAD

ATTERCLIFFE: LEVELLING UP FUND

Sheffield was awarded £37m from the Government's Levelling Up Fund in October 2021 including £17m allocated for investment in Attercliffe. This £17m focuses on joining up investment in employment, travel and quality of life to strengthen the sense of community, create a welcoming environment and transform the perceptions of Attercliffe. The wider Levelling Up Fund regeneration initiatives in Attercliffe includes links between Sheffield Olympic Legacy Park and the High Street.

The Adelphi is a landmark Sheffield property, a Grade II listed building. It was in operation as a cinema until 1967, then was subsequently used as a bingo hall and nightclub. The Levelling Up Fund monies ensures the reinstatement of a prominent site on the Attercliffe High Street for the benefit of the local community and wider place making and regeneration.

We are confident that the site will act as a catalyst for the 'levelling up' of Attercliffe, will help to stimulate investment and make Attercliffe a better place to live, work and visit. The positive and beneficial future use of this building should encourage further investment into the area.



THE OPPORTUNITY

WE ARE APPOINTED TO SEEK EXPRESSIONS OF INTEREST FOR A LEASE IN THE ADELPHI FROM SUITABLE ORGANISATIONS WHO PROVIDE COMMUNITY OR CULTURAL USE EITHER BY A SINGLE OCCUPIER OR RANGE OF COLLABORATIVE OCCUPIERS. THE MANAGEMENT, OCCUPATION AND USE OF THE BUILDING WILL BE FUNDAMENTAL TO THE SUCCESS OF THIS PROJECT.

Within the first stage of the process we are seeking expressions of interest to lease this space. We may however consider other options including management and operator agreements.

The Adelphi is a substantial sized building, so it is anticipated that collaboration among multiple end user(s) within a dedicated and well managed building may be the solution and proposals should set out how the building will be run.

In brief our client will need to understand the following:

- Identity of the operator including financial background
- Track record of delivering similar or relevant projects
- Proposed overview of the proposed project including budgets
- Contractual preference (lease, operator agreement etc.)
- Financial offer or proposed structure of agreement



Timeframe & Submissions:

Interested parties will need to submit a lease proposal no later than 12 noon on 8th December 2023. Proposals will need to be submitted by email to Tom Shelton (tom@crosthwaitecommercial.com). The property will be available for viewing via appointment only on selected open days (10am – 2pm) during the week commencing 2nd October 2023. Further times / dates to be confirmed (subject to availability). Please note that access cannot be granted without prior registration.

Following the initial submissions the Council will be looking to shortlist a number of operators and will be asking them for more detailed proposals. These will include details around the works to the building, the operation of the building and contractual and financial considerations.

Reservations:

No information contained in this document, or any other written or oral information made available to any interested party or its advisers shall form the basis for any warranty, representation or term of any contract by the Sheffield City Council with any third party. The Sheffield City Council reserves the right not to follow up this invitation in any way and/or withdraw from the selection process at any stage and no expense incurred by any person in responding to the invitation and preparing an expression of interest will be reimbursed.



Sheffield

Further information can be obtained from the sole agent, details below:

Tom Shelton
07738 335482
tom@crosthwaitecommercial.com

Misrepresentation Act 1967

- Sheffield City Council gives notice that: 1. These particulars do not constitute any part of an offer or a contract.
2. Statements contained in these particulars as to this property are made without responsibility on the part of the City Council.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.
4. Any purchasers, lessees or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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