

To Let

Hoffenbrau, 117 Rockingham St, Sheffield S1 4EB



- High Quality Fully Fitted Bar Premises
- Prominent Location in Heart of Sheffield's Leisure District
- 4,419 sq ft Across Ground & First Floor
- Late Night Alcohol Licence
- Existing Fixtures & Fittings Available to Purchase
- Lease Available for Assignment

LOCATION

The premises are located in the heart of Sheffield City Centre's leisure district on Rockingham Street, close to its junction with West Street.

West Street contains a number of popular bars including Slug & Lettuce, Molly Malones, Tiger Works and West Street Live. Other occupiers close by include Zizzi's, Nando's and Tesco Metro. To the rear of the property there has been development in recent years with bars such as Manahatta, Mojoes, Turtle Bay situated around the City Hall.

DESCRIPTION

This is an attractive brick-built property which has been well fitted out to provide high quality bar premises with large seating areas over the ground floor. There is an area to the rear which was previously utilised as a Kitchen and could be reinstated depending on use, with extraction available.

The main ground floor bar area is split into two parts with the main bar along with a smaller bar that historically has been used for private events, which can be separately accessed externally.

The first floor provides well fitted customer WC's, Kitchen, offices and ancillary stores.

ACCOMMODATION (Approx internal areas)

Ground Floor	3,030 sq ft	(281.5 sq m)
First Floor	1,389 sq ft	(129.1 sq m)
Total	4,419 sq ft	(410.6 sq m)

RATES

The premises are currently assessed for rates as follows:

Public House & Premises - Rateable Value - £43,250

ENERGY PERFORMANCE CERTIFICATE

The premises are rated 'D' 100. A full EPC will be provided on request.

PLANNING

The premises benefit from Sui Generis use class planning consent, the former A4 Drinking Establishments use. Other uses will be considered subject to planning.

LICENCE

A premises licence prevails, the main licensable activities being:

Sale by retail of alcohol for consumption on and off the premises, live music and recorded:

- Sunday - Thursday 8:00am to 01:30am/03:00am
- Friday - Sunday 8:00am to 04:00am.

ASSIGNMENT

An assignment of the current lease is available. The premises are held on a lease expiring March 2029 at a current rent of £73,500 pa, subject to an upward only rent reviews and tenant break clause in March 2027.

NEW LEASE

Alternatively the landlord may consider a new lease of part. Further details on request.

RENT

The current passing rent is £73,500 per annum exclusive.

PREMIUM

Premium offers are invited for the existing fixtures & fittings and goodwill.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

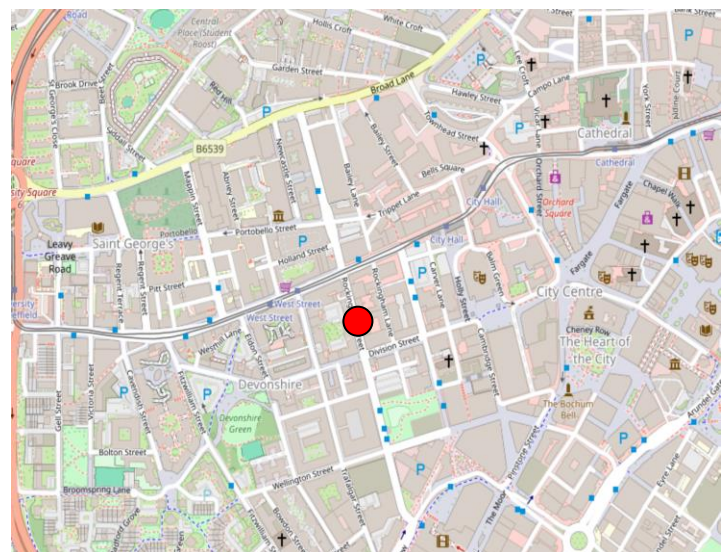
mark@crosthwaitecommercial.com

07738 275 226

Paul Lancaster

paul@paul-lancaster.co.uk

07798 523 461



SUBJECT TO CONTRACT AND AVAILABILITY

June 2024