

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

1A Kelham Square, Sheffield S3 8SD



- **Prominent Bar / Restaurant Opportunity**
- **Situated in the Heart of Kelham Island**
- **Fitted Out to a High Standard**
- **External Seating Overlooking Kelham Square**
- **Quoting £28,500 Per Annum**
- **1,367 sq ft (127.0 sq m)**

www.crosthwaitecommercial.com

LOCATION

The property is located in Kelham Square close to its junction with Alma Street in the heart of the popular Kelham Island area of Sheffield.

The premises occupy a prime elevated position on Kelham Square. The building is situated close to many restaurants, cafes and bars, including The Fat Cat, The Millowners Arms, The Grind Café, Domo and the new and impressive Bakers Yard Bakery.

Kelham Island is undergoing constant redevelopment and regeneration, resulting in increasing footfall rates.

There is easy access to the Sheffield Ring Road and Shalesmoor Tram Stop is located a short walk away meaning the unit is extremely accessible.

DESCRIPTION

The available space is a self-contained bar / restaurant on the ground floor of 1a Kelham Square.

The unit is fitted out to a high specification and is arranged as an open plan bar / restaurant area with bi-fold doors leading out onto a large external seating area.

In addition to the main restaurant / bar area there is a kitchen, an office and male, female and disabled WC's.

The fixtures and fittings can be made available by separate arrangement.

ACCOMMODATION

(All areas are approximate)

Total **1,367 sq ft** **127.0 sq m**



LEASE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£28,500 per annum exclusive.

VAT

The rent will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 42 – B.

RATING

The unit is assessed as follows:

Restaurant & Premises – RV £16,750

SERVICE CHARGE & INSURANCE

The service charge for 2024 is £440.82.

The buildings insurance for 2024 is £637.10.

LEGAL COSTS

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

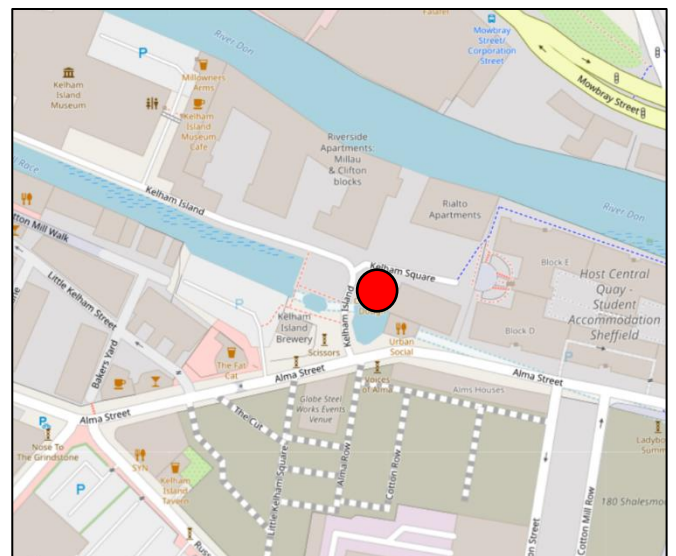
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

July 2024