

Property Consultants



Crosthwaite  
COMMERCIAL

**T 0114 272 3888**

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

# To Let

2 St James Street, Sheffield, S1 2EW



- **City Centre Café/Restaurant/Event Space**
- **Corner Location Adjacent to Sheffield Cathedral**
- **Prominent Frontage onto St James Street**
- **2,328 sq ft (216.3 sq m)**
- **Suitable for a Variety of Uses (Subject to Planning)**
- **Immediately Available - To Let on a New Lease**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

### LOCATION

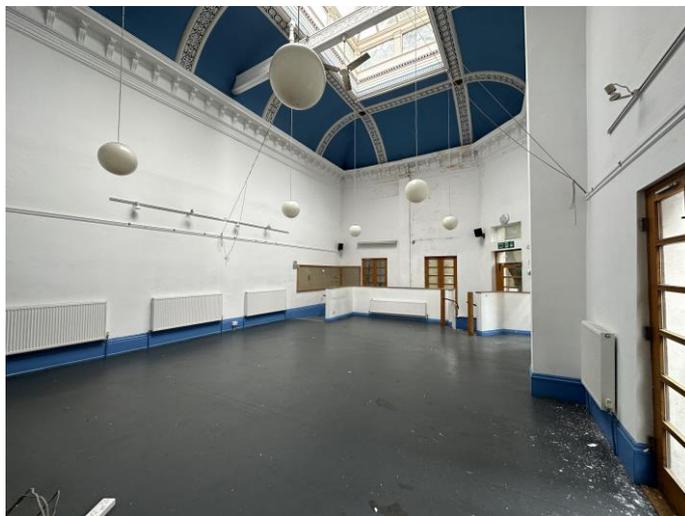
This premises occupies a prominent position adjacent to the Sheffield Cathedral. There are numerous office occupiers in the vicinity as well as a variety of retail units, bars and restaurants. Public transport is easily accessed with numerous bus routes and a Supertram stop within 50 yards of the premises.

### DESCRIPTION

The property is arranged over three floors with a basement. The ground floor provides a large open plan café/restaurant area which could also be suitable for various uses. There are also WCs and a kitchen on this floor. The first and second floors comprise WCs and office space. The basement provides further storage space along with WC's.

### ACCOMMODATION (Approx internal areas)

Basement	572 sq ft	53.13 sq m
Ground Floor	1,356 sq ft	126 sq m
First Floor	200 sq ft	18.6 sq m
Second Floor	200 sq ft	18.6 sq m
<b>Total</b>	<b>2,328 sq ft</b>	<b>216.3 sq m</b>



### RATING ASSESSMENT

According to the Rating List on the Internet, the property is currently assessed as follows: -

Café and premises - R. V. £24,750

### ENERGY PERFORMANCE CERTIFICATE

An EPC certificate is available on request.

### RENT

Rental offers invited at **£25,000 per annum** exclusive are invited.

### LEASE

The premises are offered on a new lease on terms to be agreed.

### RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

### LEGAL COSTS

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

### MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

### VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

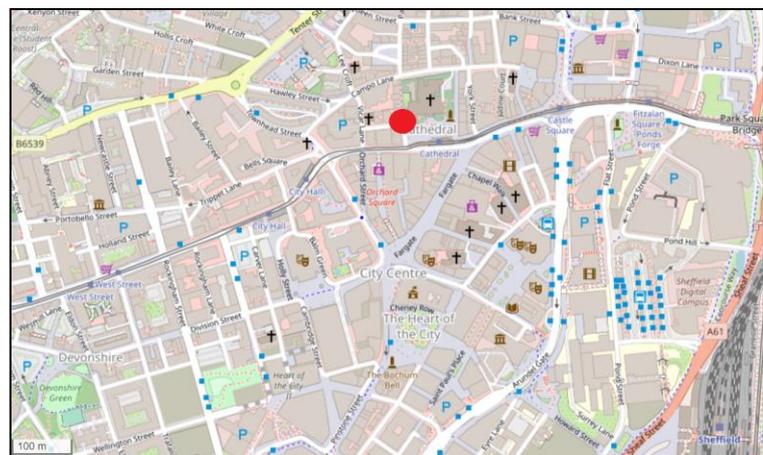
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SUBJECT TO CONTRACT AND AVAILABILITY

October 2023