



**TO LET - LARGE RETAIL / LEISURE / VENUE
PREMISES.**

CIRCA- 27,000 SQ FT



**The Quadrant, Sicey Avenue, Sheffield,
S5 6NS**

#10649/2023E



The Quadrant

Sicey Avenue, Sheffield, S5 6NS



Agreement

To Let



Detail

Prominent Retail and Leisure Unit



Rent

Rent on application



Size

2588.2 sq m (27,859 sq ft)



Location

Sheffield, S5 6NS



Property ID

#10649/2023E

For Viewing & All Other Enquiries Please Contact:



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PAUL ODDY
Eddisons

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Property

The Quadrant is a dynamic retail and leisure facility that offers circa 22,000 sq ft of ground floor retail space and a further 3,723 sq ft on the first floor. Following a recent scheme of landlord refurbishment works, the premises are predominantly open plan with 5 metre ceiling heights, with 35 on site parking spaces. The property is accessed off North Quadrant although has frontage onto Sacey Avenue above a parade of retail units.

We strongly advise undertaking a viewing of the property to fully appreciate the scale of the accommodation.

The property would lend itself to a variety of retail, leisure, venue and other commercial uses, subject to planning permission. Please refer to floor layout example plans attached to these particulars.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

| Area | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 2060.5 | 22,179 |
| First Floor | 345.9 | 3,723 |
| Basement | 181.8 | 1,957 |
| Total NIA | 2588.2 | 27,859 |

Energy Performance Certificate

Rating: To be confirmed

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand the property has a long-established consent for a bowling alley, a use falling now within Class E (Commercial, Business and Service Uses) of the Town and Country Use Classes Order 1987 (as amended).

Following changes to the Use Classes Order that came into effect on 1 September 2020, Class E now encompasses several uses including those formerly known as A1 (Shops), A2 (Professional and Financial Services), A3 (Restaurants and Cafes), B1 (Offices), D1 (Non-Residential Institutions) and D2 (Assembly and Leisure) which will have been the previous use of this building.

Rates

Charging Authority: Sheffield City Council
Description: Bowling Alley and Premises
Rateable value: £ TBC
UBR: 0.512
Period: 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Rent on application

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.



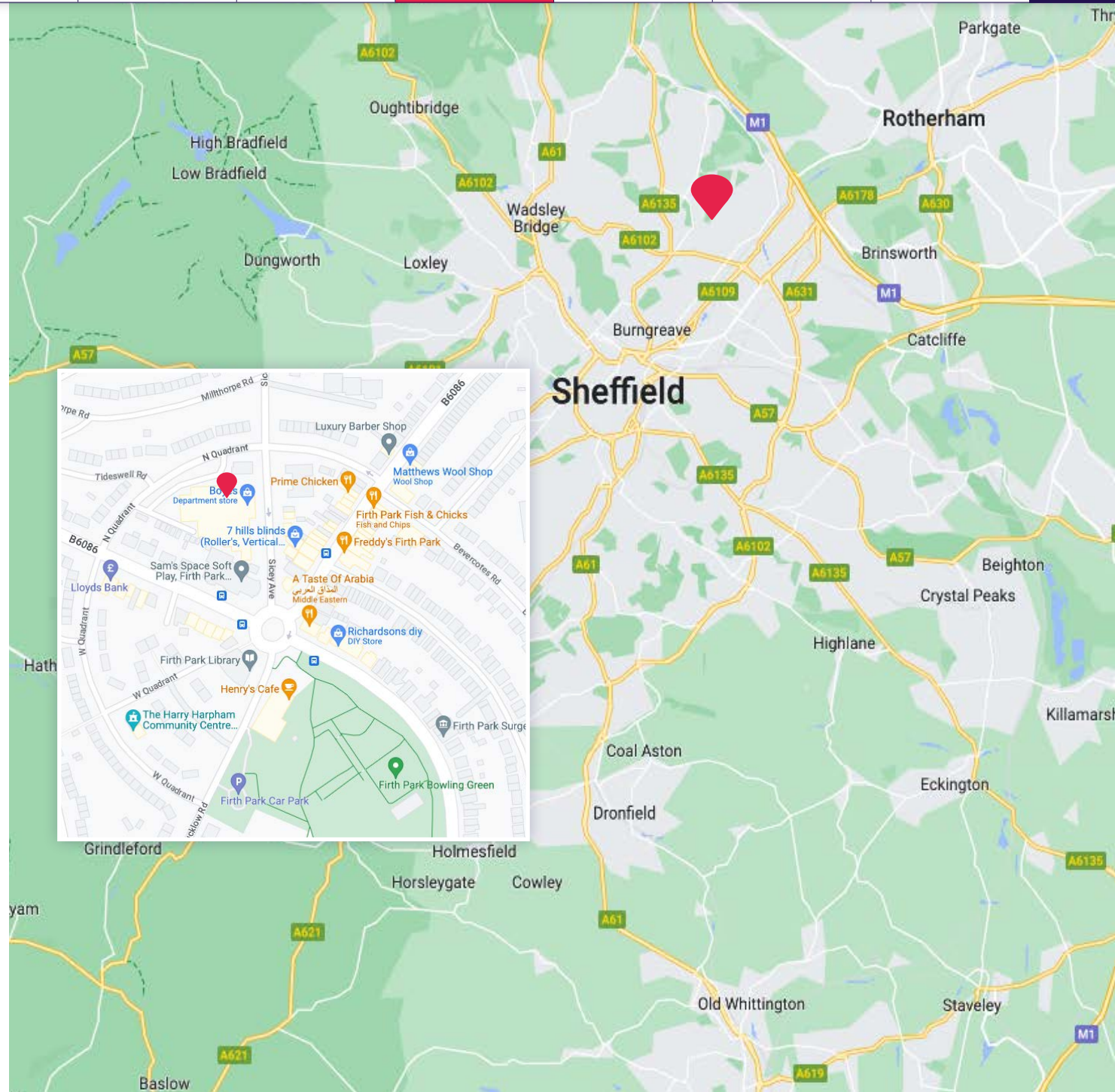
Location

According to the 2021 Census, Sheffield is the 4th largest city in the UK with a population of circa 584,000, of which over 60% are between the ages of 15 to 65. The Steel City has a metropolitan population of circa 1,550,000, which relates to the city, its surrounding suburbs and other nearby cities and towns: Rotherham, Doncaster, Chesterfield, and Barnsley.

The Quadrant is located 2.5 miles north of the City Centre within the Firth Park ward; a densely populated suburban district of Sheffield. Nearby retailers include Greggs, Subway, Boyes and Heron Foods.

Situated within 1.5 miles of Meadowhall Shopping Centre and Junction 34 of the M1, the area is well served by good road access and local transport facilities. This vast accessibility has allowed for the growing presence of leisure facilities within the north eastern corridor of Sheffield. Local leisure amenities include the Concord Sports Centre, Awesome Walls Climbing Centre, Ninja Warrior UK Adventure and Concord Park Golf Club.

Sport has always been at the heart of Sheffield's heritage. The city is home to the oldest football club (Sheffield United FC), the World Snooker Championship and Sheffield Steelers, the UK's first professional ice hockey team.





Sam's Space Soft
Play, Firth Park...

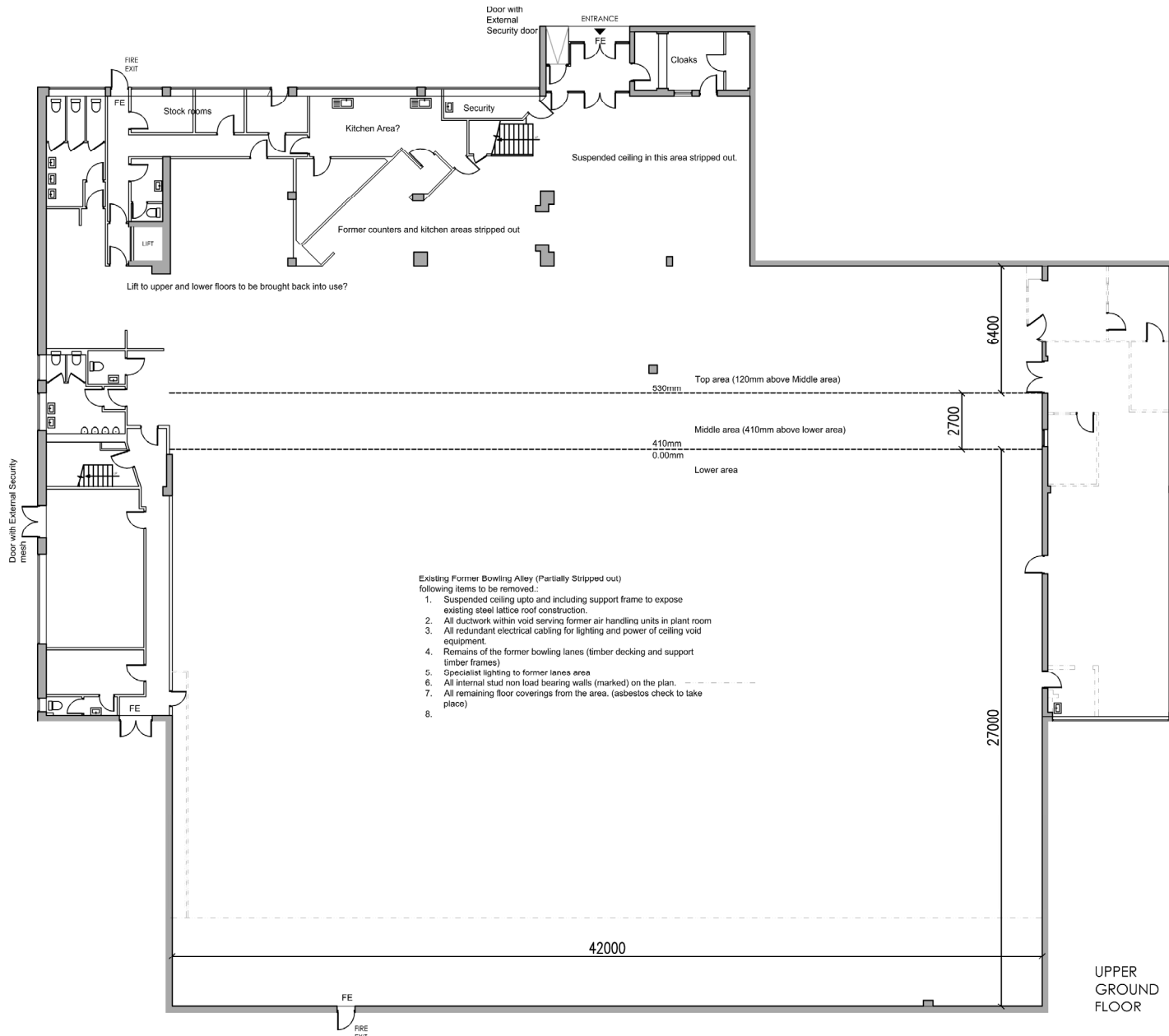
Firth Park Library

Firth Park Surgery

Firth Park Bowling Green



Scale Bar



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|-----|-------------|------|----|----|
| rev | description | date | by | ap |
| | | | | |

| | |
|----------|--|
| client: | Tempophase Limited |
| project: | 7-15 Sicey Ave Sheffield S5 6NF |
| drawing: | Existing Ground floor |

| | | | | | | | |
|-------------|----------------|---------|---------------|-------|--------|--------|----------------------|
| project no: | 904 | by: | RG | date: | Dec 22 | scale: | (void @ A3) 1:200 |
| drawing no: | EX.-001 | status: | Record | rev: | - | | |

Stonecroft
Station Road
North Cowton
Northallerton
DL7 0HH

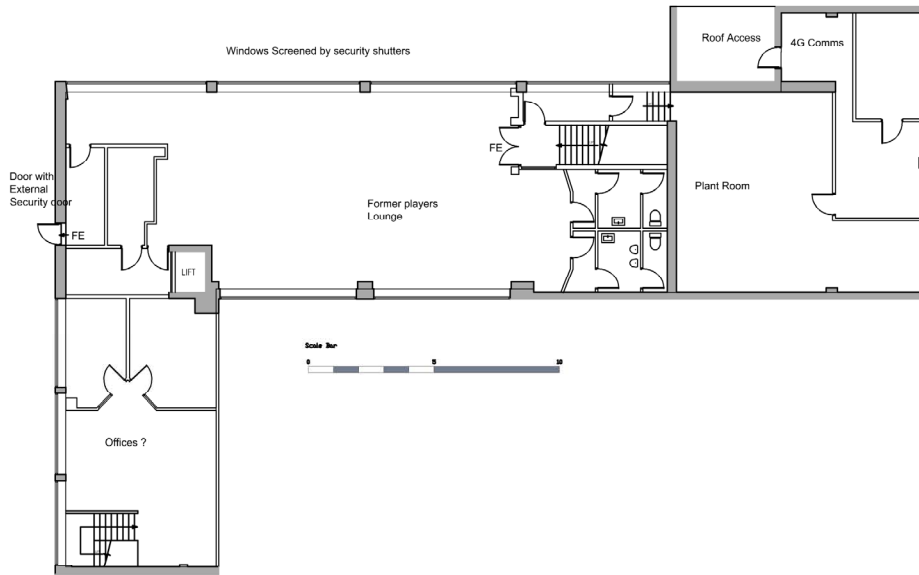
G & A

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Grant & Associates Ltd
Building Surveyors &
Property Consultants

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Grant & Associates Ltd plot date



FIRST FLOOR

| | | | | |
|-----|-------------|------|----|----|
| rev | description | date | by | ap |
| | | | | |

| | |
|----------|--|
| client: | Tempophase Limited |
| project: | 7-15 Sicey Ave Sheffield S5 6NF |
| drawing: | Existing First floor |

| | | | | |
|----------------|---------------|---------------|--------------|--------------|
| project no: | by: | date: | scale: | (ratio @ A3) |
| 904 | RG | Dec 22 | 1:200 | |
| drawing no: | status: | rev: | | |
| EX.-002 | Record | - | | |

| | | |
|--|--|---|
| Stonecroft Station Road North Cowton Northallerton DL7 0HH Tel : 07702 175969 rob@ga-surveyors.co.uk www.ga-surveyors.co.uk | | Grant & Associates Ltd Building Surveyors & Property Consultants |
|--|--|---|

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Grant & Associates Ltd plot 0186



1 Amenities, 362sq.m

- A** Reception, 10.5 x 8.3m, 87sq.m
- B** Waiting Area
- C** Breakout Space, 144sq.m
- D** Refreshments

2 Football Zone 562sq.m

- A** 5 Aside Pitch, 16 x 19m, 304sq.m
- B** Changing Facilities, 5.9 x 11.4m, 67sq.m
- C** Penalty Practice, 5.9 x 10.2m, 59sq.m
- D** Waiting Area, 132sq.m

3 Axe Zone, 133sq.m

- A** Axe Throwing Lane, 7.32 x 1.85m, 13.5sq.m
- B** Waiting Area, 48sq.m

4 Golf Zone, 145sq.m

- A** Golf Simulator, 3.8 x 5.8m
- B** Waiting Area, 57sq.m

5 Cricket Zone, 637sq.m

- A** Cricket Pitch 3.6m x 33.62m, with 1m safety zone each side
- B** Waiting Area, 15.1 x 8.5m, 129sq.m

6 Other, 220sq.m

- A** Toilets, 55sq.m
- B** Back of House, 83sq.m
- C** Circulation, 82sq.m

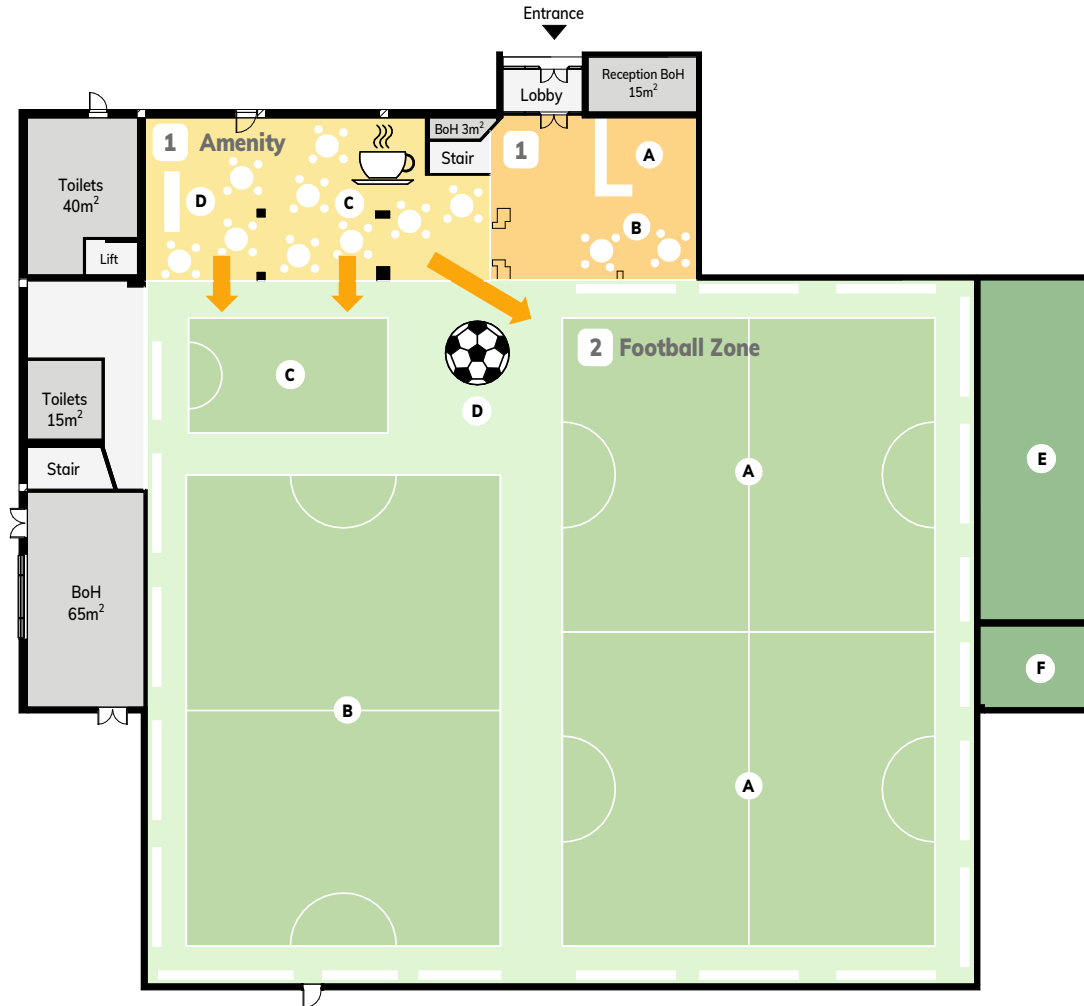
The Quadrant

Ground Floor - Proposed Option

REF: TQS-FEA-B1-00-DP-A-2210 | SCALE: As indicated @ A3

Franklin Ellis Architects The Old Pumphouse 5 The Ropewalk Nottingham NG1 5DU T 0115 9418475 E enquiry@franklinellis.co.uk W www.franklinellis.co.uk





1 Amenities, 224sq.m



- A** Reception, 10.5 x 8.3m, 87sq.m
- B** Waiting Area
- C** Breakout Space, 135sq.m
- D** Refreshments

2 Football Zone 1643sq.m



- A** 5 Aside Pitch, 16 x 19m, 304sq.m
- B** 5 Aside Pitch, 16 x 24m, 384sq.m
- C** Penalty Practice, 5.9 x 10.2m, 59sq.m
- D** Waiting Area
- E** Changing Facilities, 5.9 x 17.3m, 102sq.m
- F** Store, 5.9 x 4.2m, 24sq.m

3 Other, 220sq.m

- A** Toilets, 55sq.m
- B** Back of House, 83sq.m
- C** Circulation, 82sq.m

The Quadrant

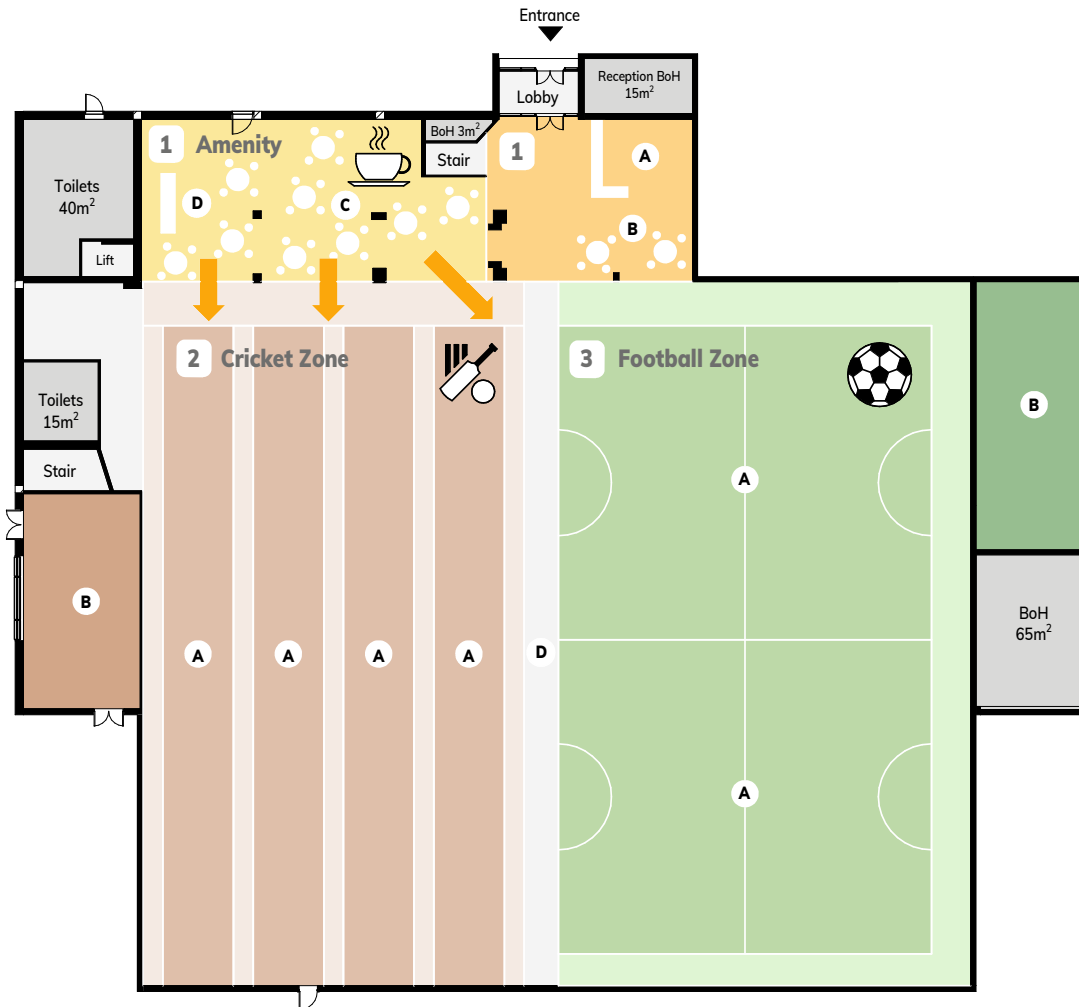
Ground Floor - Football Only Option

REF: TQS-FEA-B1-00-DP-A-2211 | SCALE: 1 : 250

@ A3

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1 Amenities, 224sq.m

- A** Reception, 10.5 x 8.3m, 87sq.m
- B** Waiting Area
- C** Breakout Space, 144sq.m
- D** Refreshments

2 Cricket Zone, 761sq.m

- A** Cricket Pitch 3.6m x 33.62m, with 1m safety zone each side
- B** Changing Facilities, 5.9 x 11.0m, 65sq.m

3 Football Zone 880sq.m

- A** 5 Aside Pitch, 16 x 19m, 304sq.m
- B** Changing Facilities, 5.9 x 13.7m, 80sq.m

4 Other, 220sq.m

- A** Toilets, 55sq.m
- B** Back of House, 64sq.m
- C** Circulation, 82sq.m
- D** Shared space between zones, 63sq.m

The Quadrant

Ground Floor - Football & Cricket Option

REF: TQS-FEA-B1-00-DP-A-2213 | SCALE: 1 : 250

@ A3

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