

TO LET LEASEHOLD LICENSED PREMISES

FORMER HONEYCOMB

259-261 Ecclesall Road, Sheffield, South Yorkshire, S11 8NX



Key Highlights

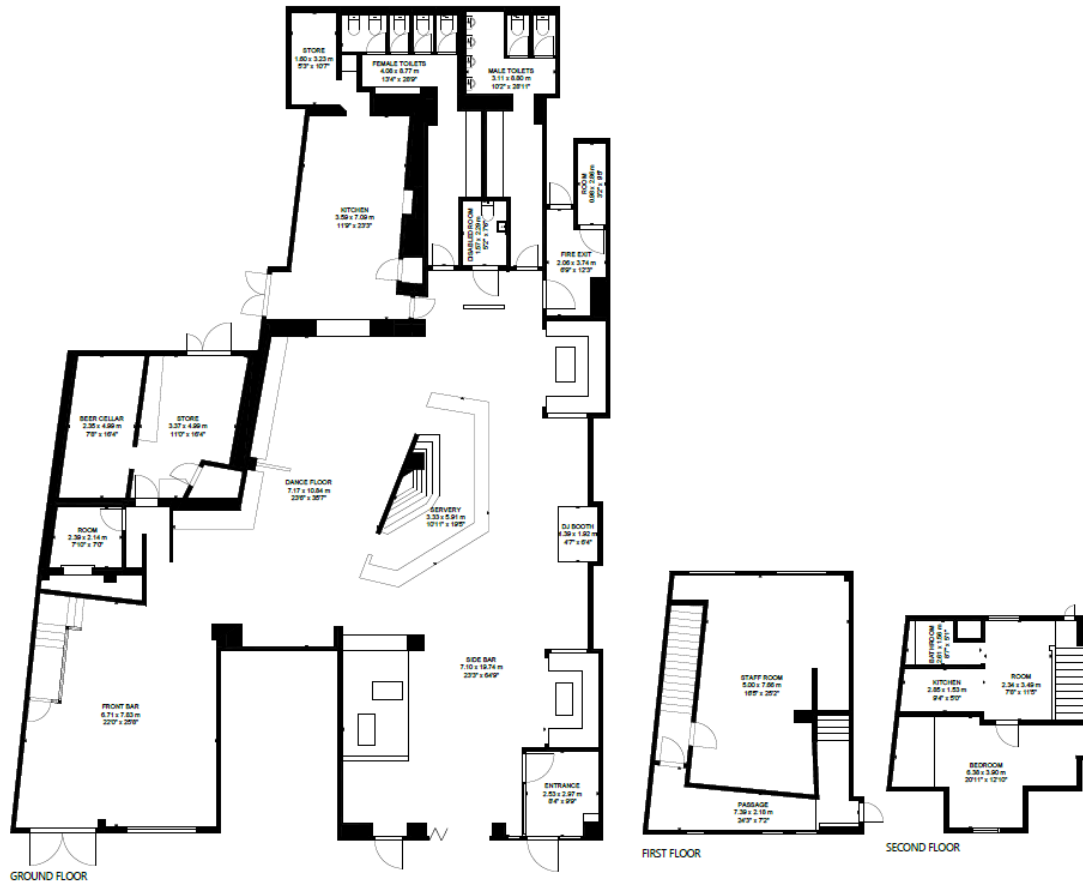
- Ground floor unit previously operated as a cocktail bar and restaurant
- Prominently positioned fronting the busy and popular Ecclesall Road
- Surrounded by numerous bars, restaurants, licensed premises and commercial operators
- Open plan trade area set around a central island bar servery
- Available by way of assignment or a new sublease at terms to be agreed subject to Superior Landlord's consent

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Location

Sheffield is the largest city within the county of South Yorkshire, with a population of approximately 582,500 located circa 15 miles south of Barnsley and 12 miles north of Chesterfield. The city sits just off the M1 motorway and benefits from excellent transport links via Sheffield train station which sits on the Midland Main Line linking the city to both the North and the South, whilst an inner city tram system links the surrounding suburbs to the centre.

Eccleshall Road is a few miles southwest from the city centre and is popular with students and young professionals alike, with numerous national retailers, bar and restaurant operators in close proximity.

Description

The Former Honeycomb is a large restaurant/bar positioned on the busy and popular Ecclesall Road southwest of Sheffield city centre.

Accommodation

The Former Honeycomb occupies the ground and part first floor space of a three storey building prominently positioned fronting Eccleshall Road. Vacant former open

plan trading area set around a central island bar servery and a raised DJ booth to the side.

Ancillary trade areas comprise customer WC's including disabled facilities, former commercial kitchen with wash, prep and storage areas, ground floor cellarge and chilled beer stores, glass wash room and office.

The first floor and second floor comprises of a number of storage rooms, former living accommodation and a staff room.

Externally and to the rear there is a storage and deliveries yard, whilst to the front the property has the benefit of a trade terrace.

Approximate Floor Areas

FLOOR AREA	SQ M	SQ FT
Ground Floor	412	4,436
First Floor	59	632
Second Floor	41	443
Total	512	5,511

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Licensing

It is understood that the property currently possesses a Premises Licence.

Terms

The premises are available either by a new sublease at a rent and terms to be agreed, subject to landlords consent or an assignment of the existing lease - incentives are available subject to status. The premises are held on a leasehold basis with an unexpired term of 22 years. Further details are available to seriously interested parties upon request.

Fixtures & Fittings

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

EPC

This property currently has an EPC rating of C. An EPC is available upon request.

Rateable Value

The current Rateable Value is assessed at £69,000.

VAT

VAT will be applicable on the annual rent.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

Viewings

The property is currently closed and therefore all viewings must be arranged by prior appointment via the sole letting agents Savills.

Contact

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