

0114 2449121

eddisons.com

TO LET – FORMER PUBLIC HOUSE

Eddisons



FORMER PUBLIC HOUSE, 1 DUNN STREET, KELHAM, SHEFFIELD S3 8SL

Rental: £36,000 per annum exclusive

Size: 2,316 sq ft (215.16 sq m)

- Former Public House.
- Full Planning Consent for hotel and pub/restaurant use.
- Configured over ground, first, attic and basement floors.

LOCATION

The premises are located to the south side of Dunn Street at its junction with Dunn Lane and within 20 m of its junction with the Sheffield ring road known as Shalesmoor. Dunn Street is at the heart of the recently gentrified area known as Kelham Island in a busy and thriving cosmopolitan location with the property being the first former Public House on the route into Kelham.



DESCRIPTION

The property comprises a detached former Public House more recently used as a children's nursery.

Principal access is via an entrance off Dunn Street leading to all parts of the vacant accommodation. Further access/egress is available to the rear of the property via the gated and fenced yard from Dunn Lane.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

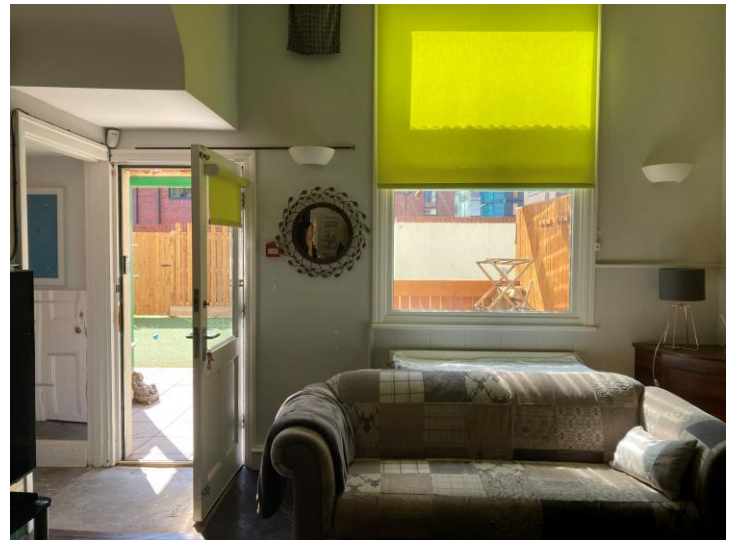
TERMS

The property is available by way of a 3, 6 or 9 year lease or multiples thereof on fully repairing and insuring terms on the part of the tenant.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Former Nursery Rooms and Reception	72.2	777
Store	6.3	68
WC's	-	-
First Floor		
Former Nursery Rooms and Kitchen	68.3	735
WC's and Bathroom	-	-
Attic		
Offices and Stores	30.1	324
Cellar		
Stores	38.3	413
Total Gross Internal Area	215.2	2,316



PLANNING

We understand the property benefits from full detailed Planning Consent for use as an 11 bedroom Boutique Hotel and pub/restaurant with potential to extend at the rear ref 23/00035/FUL.

PRICE

£36,000 per annum exclusive

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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VAT

We understand that VAT may be charged on the rent paid. Interested parties are recommended to take their own professional advice.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of:-

Nursery and Premises - £13,000

TENURE

Freehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

Available from the agent upon request.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road
Sheffield
S61 2DW

Contact: Paul Oddy
Paul.Oddy@eddisons.com
(0114) 2449121

Ref:

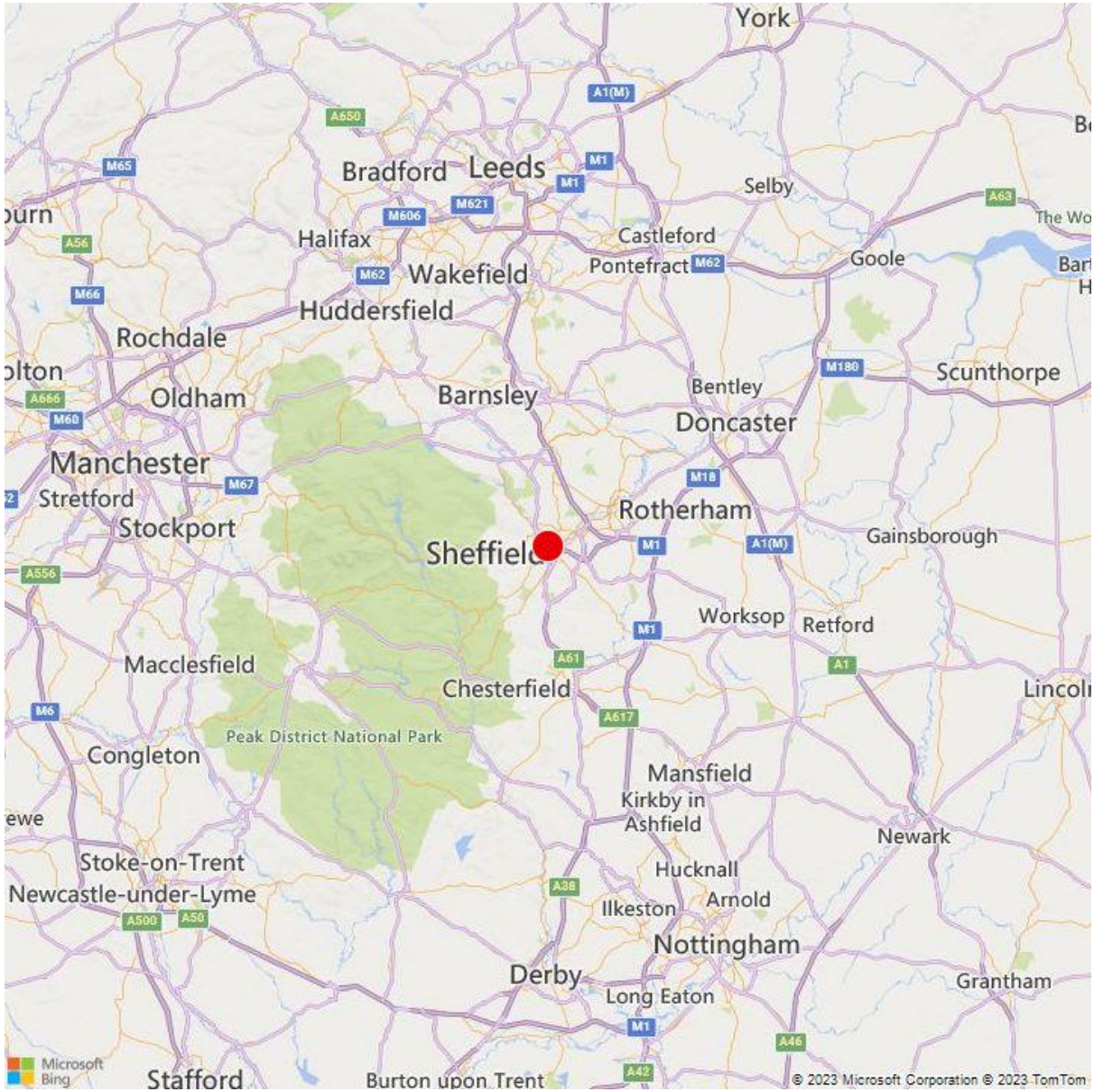
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