

SMC
Brownill
Vickers

To Let



Ground Floor Restaurant To Let

£45,000 per annum

607-609 Ecclesall Road, Sheffield, S11 8PT

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- Located on Ecclesall Road in south west Sheffield
- Ground floor restaurant
- Busy suburban location nearby Nonna's Sheffield, Sainsburys, Mowgli, Lost & Found, The Beer House, etc



Description

The property comprises a double fronted restaurant with a large glazed frontage. There is an small external terrace raised above street level with stepped and lift access.

The large restaurant has kitchens and toilets set to the rear. The main kitchen has a range of commercial catering equipment along with a commercial extraction. There are male/female and disabled customer WC, along with partitioned storage area.

The premises have until recently traded as a Thai restaurant but are suitable for a variety of offerings. The property holds a premises licence for the sale of alcohol.

Location

The property has direct frontage onto Ecclesall Road (A625) close to Hunters Bar in south west Sheffield. Ecclesall Road is considered to be Sheffield's premier suburban retail and leisure destination. The location is approximately 1.5 miles southwest of Sheffield City Centre.

The restaurant is located close to Hunters Bar being adjacent to the former Heritage Museum which is currently being refurbished to create a new bar and restaurant. There are several other restaurant and bar users nearby. These include the Mowgli, Nonnas, The Beer House, The Porter Brook public house and others. There are also a number of leisure uses including Trib3 gym. Sainsburys Local is also located a short distance away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Restaurant	1,144	106.28	Available
Ground - Kitchen	297	27.59	Available
Ground - Customer WC's	230	21.37	Available
Total	1,671	155.24	

Lease Terms

The property is available at an asking rental of £45,000 per annum. The lease will be drafted on conventional lease terms to be negotiated. We are informed VAT is not to be payable on the rent.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party.

Business Rates

Rateable Value of £36,000 based on 2023 valuation

Energy Performance Certificate

C (51)

Robin Curtis

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