

SMC
Brownill
Vickers

To Let

Bar / Leisure premises located on Carver Street in
Sheffield city centre

£50,000 per annum

Former Crystal Bar, 23-32 Carver Street, Sheffield,
S1 4FS

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- Substantial property over basement, ground, 1st, 2nd and 3rd floors
- Located on Carver Street, within the heart of Sheffield's leisure circuit - within close vicinity to various other bars and restaurants
- Nearby occupiers include Slug & Lettuce, Turtle Bay, Manahatta, Walkabout, Viper Rooms, Leopold Square, etc
- Most recently used as a bar (Use Class A4) although other uses may be considered (STP)
- External areas for trade and loading
- Available on a new lease - available immediately



Description

The property is a former 19th-century scissor factory which has been more recently used as an evening and late night bar venue .

The building benefits from a substantial frontage to Carver Street with accommodation over basement, ground, first and third floor levels. The majority of the space is currently fitted out as the main customer facing bar and seating areas. There are kitchen, offices, stores and ancillary accommodation. WC's are located to the ground, lower ground and 2nd floor area. The property has traded as a drinking establishment, although may be suitable for a variety of commercial uses. There is a managers accommodation area with bedroom and lounge / kitchen area.

Externally there is a section which has been used as a smoking area, as well as loading yard area.

Please note the property is Grade II listed.

Location

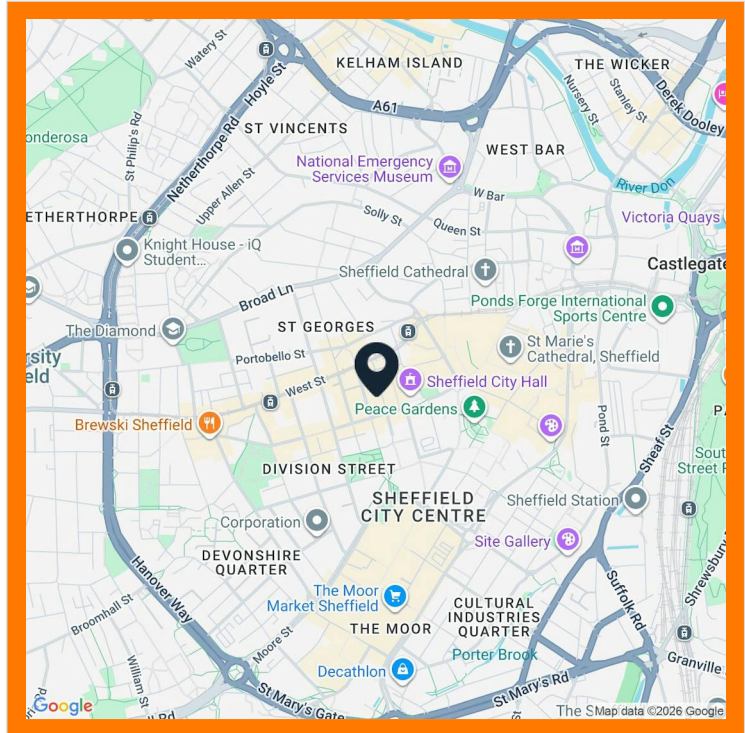
The property is located on Carver Street in Sheffield city centre, just off West Street. The property is positioned within a location known as "Devonshire Quarter" which is considered the main drinking and leisure circuit area in Sheffield city centre. The area benefits from excellent bus and tram links, with routes directly to The University of Sheffield (0.3 miles), and Sheffield Hallam University (0.4 miles).

Occupiers close by include include Nando's, Leopold Square, Four Leaf, Turtle Bay, Manahatta, Slug & Lettuce, Walkabout, Viper Rooms, Popworld and various other bars, restaurants and shops. The main shopping areas of Sheffield city centre, Fargate, Division Street and the Moor, are all within walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	258	23.97
Ground	4,416	410.26
1st	2,363	219.53
2nd	1,365	126.81
3rd	1,159	107.67
Building - Managers Flat area	487	45.24
Total	10,048	933.48



Rateable Value

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: Locker Room Crystal 23-31, Carver Street, Sheffield, S1 4FS

Description: Public house and premises

Rateable Value: £87,500 (2026)

Please note according to a recent government announcement in 2026-27, all pubs and live music venues will benefit from a 15% business rates relief on top of the support announced at Budget 2025. Their bills will then be frozen in real terms for a further two years. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/government/news/pubs-and-live-music-venues-relief>

Planning

The premises are understood to have an established A4 consent. We would anticipated the property may have potential for other uses (STP). Interested parties are advised to satisfy themselves with the Sheffield planning department that their use is acceptable under these new changes.

Premises Licence

We understand the premises has historically benefited from a premises licence, permitted from 10:00 to 03:00 on Sun-Sat. Interested parties are advised to verify this matter with Sheffield licensing.

Lease Terms

The property is available to let by way of a new lease on terms to be agreed.

Rent

£50,000 pa. We are informed VAT TBC.

Identity Checks

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

Viewing Arrangements

For further information or accompanied viewings, please contact the joint agents:

For further information,
Francois Neverlin

0114 281 2183

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Michael Shields

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Viewings strictly via appointment with the agents only.

Energy Performance Certificate

EPC exempt - Listed building

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