



SMC
Brownill
Vickers

To Let

Restaurant Premise located in Gleadless Townend area of Sheffield

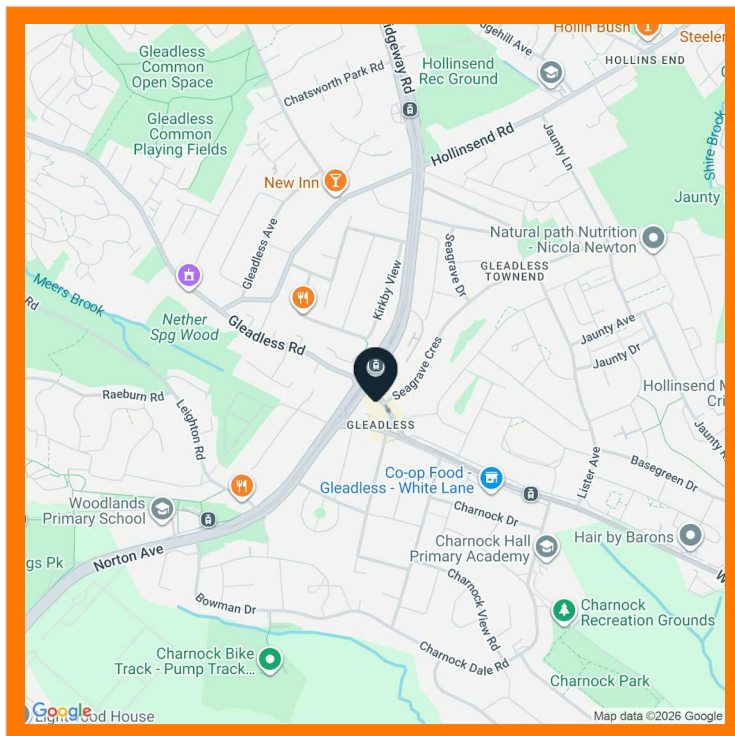
£22,000 per annum

960 Gleadless Road, Sheffield, S12 2LL

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- Restaurant premises with ancillary areas (approximately 60 covers)
- Suburban parade located in the Gleadless / Gleadless Townend area of Sheffield
- Next to Sainsburys and nearby a variety of other local retailers
- Scope for front external seating (STC)
- Available on a new lease



Description

The property is a restaurant premises over ground floor within suburban parade which includes Sainsburys, local shops and a Snooker Hall at first floor level.

The internal accommodation includes an open sales / seating area with bar area. To the rear are WC facilities to one side, and kitchen, preparation area, stores and office to the other. There is a fire escape to the rear. Scope for front external seating.

Location

The property is located at the top end of Gleadless Road in the Gleadless / Gleadless Townend area of Sheffield. The location is approximately 3.5 miles south of Sheffield city centre. There are a variety of local retailers within the area including a barbers, convenience stores, hair salon/beauty shop, etc. Sainsburys is located next door and there is a Snooker Club located at first floor level of the parade.

The location benefits from customer / business loading to the front of the parade. Gleadless Townend supertram stop is a short distance away and there are numerous bus routes within the area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	1,491.90	138.60
Ground - Kitchen, Preparation Area, Stores, Offices, etc	637	59.18
Total	2,128.90	197.78

Rateable Value

From information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 'tequilla' Adj 960, Gleadless Road, Sheffield, S12 2LL
Description: Restaurant and premises
Rateable Value: £18,500

We understand there may be a degree of rates relief available according to the latest government schemes, although we would advise interested parties to verify this matter with the local rating office.

Lease Terms

Available on a new lease on terms to be agreed.

Rent

£22,000 pa. We are informed VAT is NOT payable on the rent.

Premises Licence

Details are 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.

Business Rates

Rateable Value of £18,500

Energy Performance Certificate

Upon Enquiry

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