

Bar – To Let **CONFIDENTIAL – STAFF UNAWARE** 176 Devonshire Street Sheffield S3 7SG



Location

This unit sits prominently on Devonshire Street, close to the West Street and Devonshire Green areas of Sheffield. Both universities and the city centre are in extremely close proximity and the unit sits across the road from the popular West One scheme with operators including Revolution Bar, Las Iguanas and OHM.

Accommodation

This unit benefits from a £500,000 recent refurbishment and comes fully fitted with bar, HVAC, disabled access to both floors and ancillary storage areas.

	GIA sqft
Ground Floor	1,442
First Floor	1,119
Total	2,561

Planning

This unit benefits from planning permission within the A4 use class and holds a license to sell alcohol at the following times;
Sunday – Wednesday: 09:00 – 00:30
Thursday – Saturday: 09:00 – 01:30

Premium

Premium offers are being sought for this assignment opportunity.

Lease

The premises are held on a fully repairing and insuring, 15-year, unbroken lease with a commencing date of 10th September 2015. The passing rent is currently £65,000 pax with the next open market rent review taking place in December 2020.

Rates

The unit has a rateable value of £25,250, resulting in rates payable of £11,766.50 for the 2017/2018 financial year. Prospective Tenants are advised to make their own enquiries with the Local Rating Authority to verify the above.

Service Charge

The current service charge is approximately £1,520 per annum.

EPC

An EPC is available upon request.

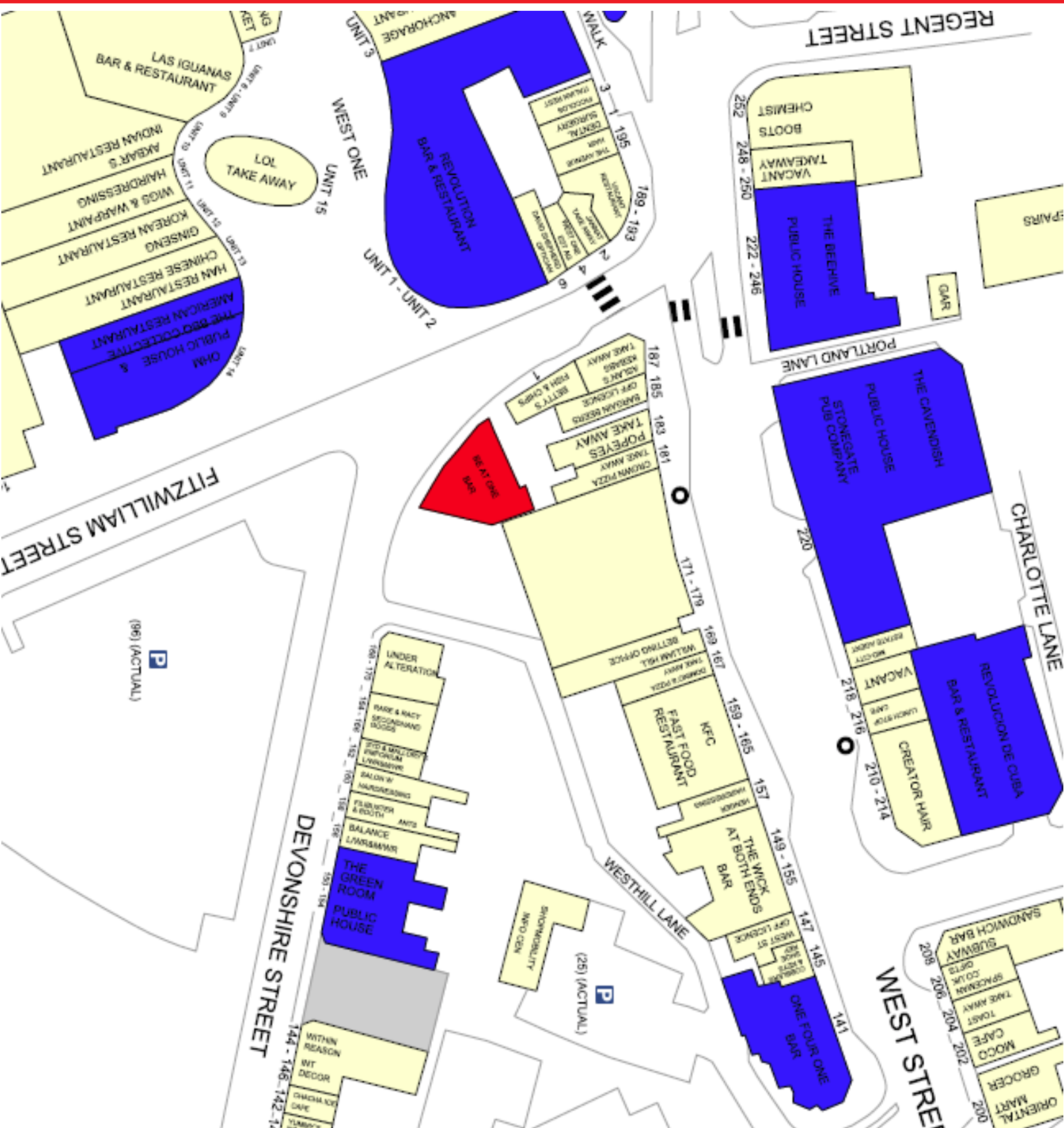
Viewing

Strictly by appointment through the sole letting agents.

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Pudney Shuttleworth
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