



Brownill Vickers

A Company of Values Since 1884



To Let

Café/Restaurant

Asking rental

£25,000 pa

Call: 0114 2903306

Email: robin.curtis@brownillvickers.com

www.brownillvickers.com

313 Ecclesall Road
Sheffield
S11 8NX

An extremely rare A3 opportunity located in a prime position on the ever popular Ecclesall Road.

- Prime suburban retail and leisure location
- Close to SHU Collegiate Crescent Campus
 - Former Subway outlet
- Suitable for a variety of uses
 - 81 sq m (872 sq ft)
 - New lease terms



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Licensed & Leisure | Commercial | Residential



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Description

The property comprises an open plan sales/ seating area with bi-folding doors to a forecourt external trade terrace. Set to the rear of the unit is a disabled compliant WC together with a kitchen/ food preparation area and staff office.

The premises have most recently been used as a Subway outlet although are capable of use for a variety of purposes.

Location

The premises are situated in a prime location on Ecclesall Road which is Sheffield's premier suburban retail and leisure location. Ecclesall Road itself is the principle arterial route leading to the affluent south western suburbs. Sheffield City Centre is within approximately one mile.

Ecclesall Road is a popular leisure circuit with surrounding occupiers including The Eagle, Graze Inn, Ashoka, Kettle Black, Honeycomb, Champs, Red's True BBQ and The Nursery Tavern.

The unit is situated close to the M&S Simply Food outlet and other notable occupiers include White Stuff, Fat Face, Caffe Nero, Oliver Bonas, Starbucks and Conrad Blandford. The premises are also situated extremely close to Sheffield Hallam University's Collegiate Crescent Campus.

Accommodation

The unit provides a net internal area of 81 sq. m. (872 sq. ft.) and provides the following accommodation:

- Sales/ Restaurant Area
- Disabled WC
- Store/ food preparation area
- Office
- External forecourt trade terrace

Brownill Vickers represents a multi-faceted firm of Chartered Surveyors, Valuers and Property Agents. The practice focuses on providing agency, investment and transactional expertise as well as lease advisory, real estate management and valuation services across all property sectors. Niche specialist advisors to the Licensed and Leisure Industries.

Planning

The premises have the benefit of planning consent for use as a café/ restaurant under use class A3 of the Town & Country Planning Act. The unit is also suitable for retail purposes using permitted rights.

Business Rates

The property is described as a shop and premises with a current rateable value of £19,000.

Energy Performance Certificate

The unit has an Energy Performance Asset Rating of 114 classified within band E. A certificate can be downloaded from www.ndepcregister.com

Asking Terms

The property is available on a new lease on effective full repairing and insuring terms at an asking rental of £25,000 per annum exclusive.

Viewing

Please contact Robin Curtis for further information on 0114 290 3306 or email: robin.curtis@brownillvickers.com.

Viewing is by prior appointment only.

Prepared 12th November 2019.



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