

RETAIL/LEISURE  
32,000 SQ FT



THE PLACE TO BE

**ecclesall place**  
SHEFFIELD S11 8HY



# THE PLACE TO BE

ECCLESALL PLACE IS A NEW 32,000 SQ FT RETAIL / LEISURE OPPORTUNITY IN A PRIME LOCATION ADJACENT TO WAITROSE ON ECCLESALL ROAD; A PRINCIPAL ROUTE RESULTING IN SIGNIFICANT PASSING TRAFFIC.

Situated a stone's throw from the junction with St Mary's Gate (the inner A61 ring road) and adjacent to a 60,000 sq ft Waitrose supermarket and car park, the development sits only a short walk south west of the city centre core retail and business district.

Ecclesall is home to families, young professionals and university students and is the most affluent ward within Sheffield City Region. At it's epicentre, Ecclesall Road is renowned for it's vast array of independent and main brand restaurants, cafes, coffee shops and retail outlets. With numerous office and residential apartment blocks and Sheffield Hallam University Collegiate Crescent Campus, Ecclesall Road is a popular and busy destination both day and night.





# ECCLESALL PLACE

SEVEN MODERN RETAIL SPACES ARE OFFERED ON THE GROUND AND FIRST FLOORS BELOW 586 STUDENT UNITS OPERATED BY LIV. THE FIRST RESIDENTS MOVE IN SEPTEMBER 2019.

Units range from 1,591 ft<sup>2</sup> to up to 10,000 ft<sup>2</sup>. Accommodation is flexible and alternative unit sizes and layouts will be considered.

Permitted commercial use includes A1, A2, A3, A4, A5, B1a, B1b, D1 and D2.

The development benefits from a prominent frontage to Ecclesall Road (A625) and to neighbouring Napier Street and Harrow Street, with retail frontages also visible from Waitrose.

Sixty-five dedicated parking spaces have been provided; 16 adjacent to Ecclesall Road and 49 accessed off Harrow Street. Waitrose with its 375 spaces is located adjacent to the scheme.

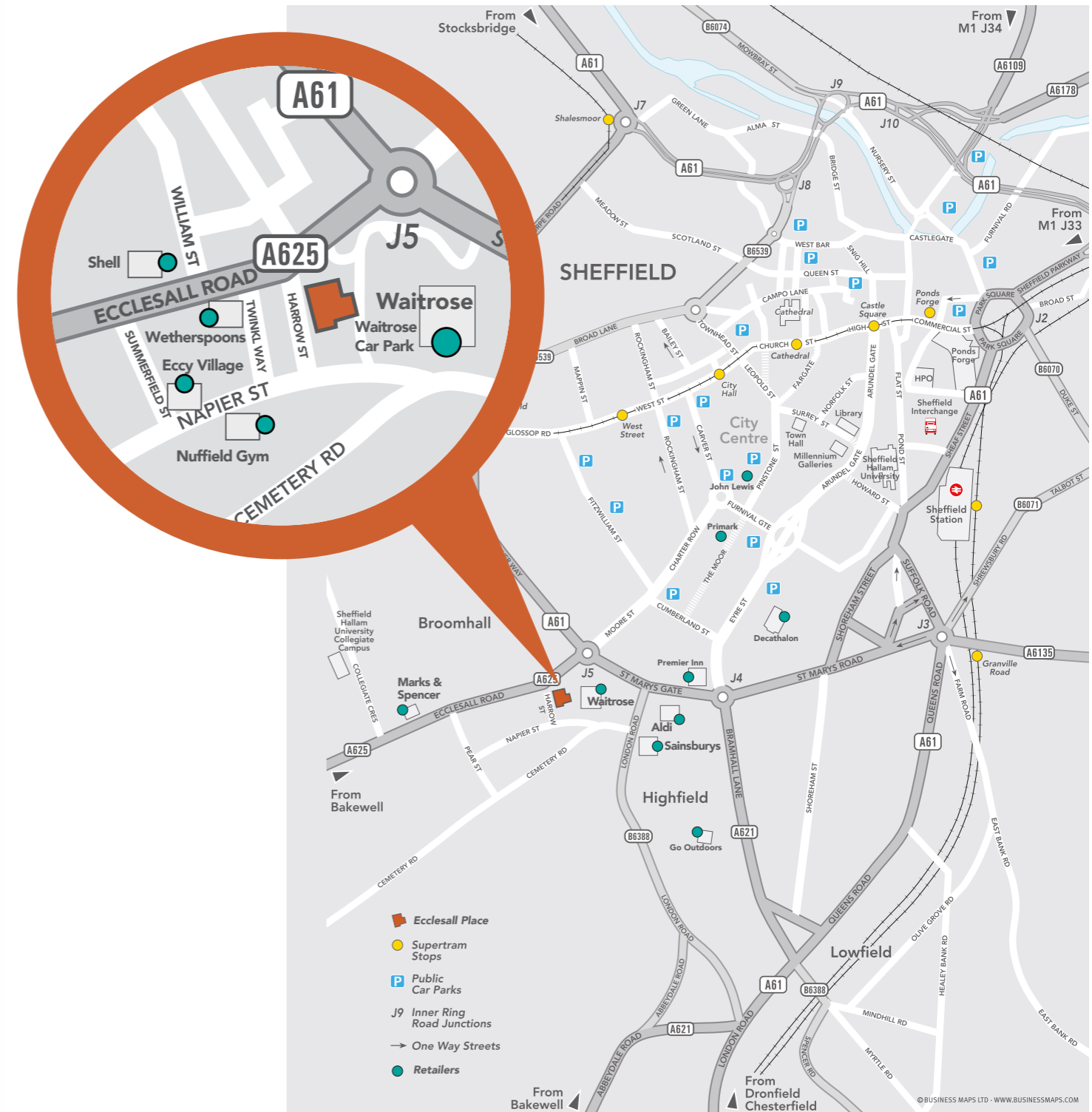


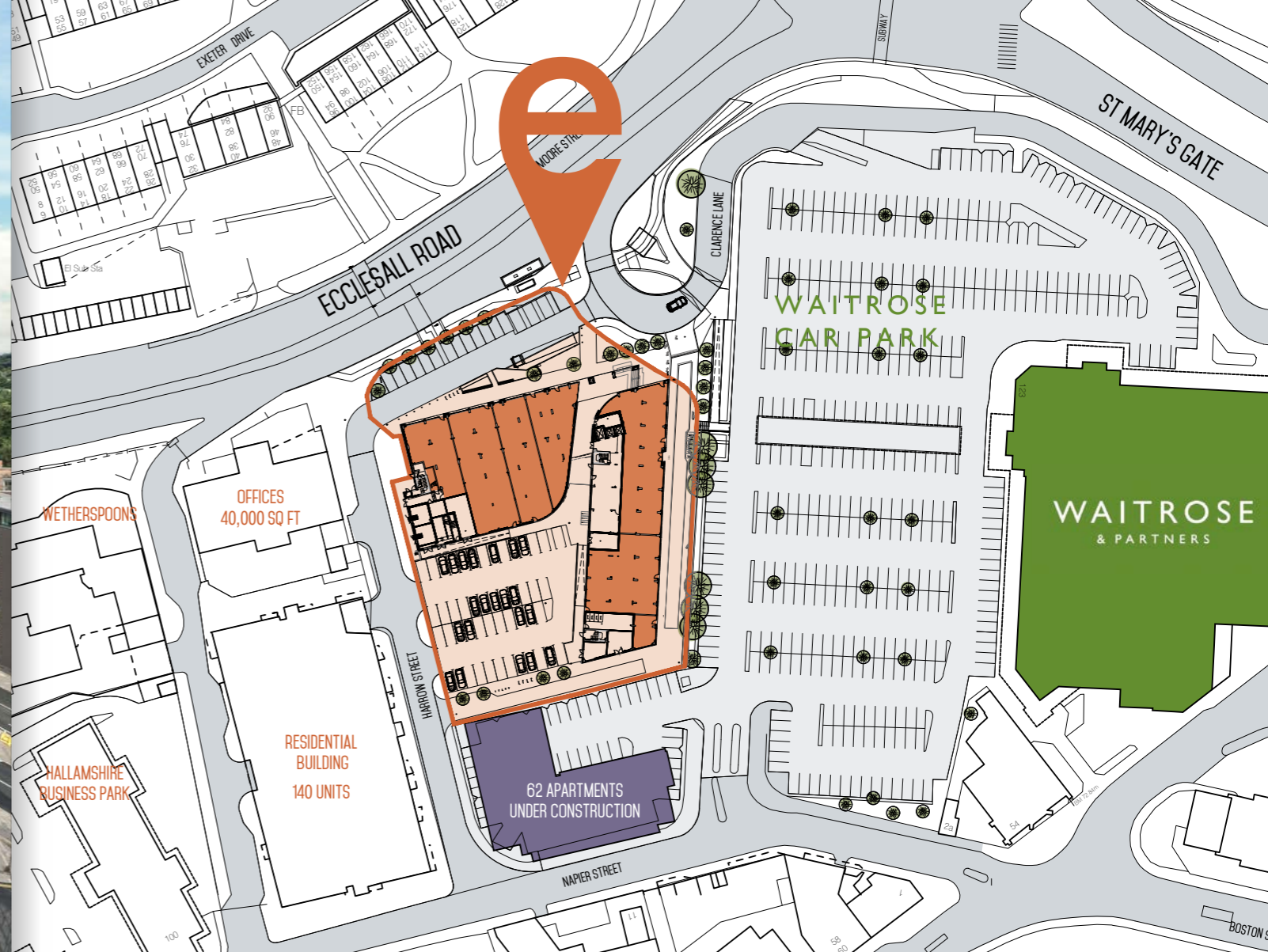
As well as a number of independent restaurants and shops, nearby retailers include:-

- Pizza Express
- Café Nero
- Starbucks
- Wetherspoons
- Lost & Found
- Nonna's
- Couch
- Mookau
- KFC
- White Stuff
- Fat Face
- M&S Simply Food
- Waitrose
- Veeno
- Reds True BBQ
- Mud Crab Diner

In addition, there are numerous purpose built office blocks and residential apartments in the immediate vicinity. New schemes currently under construction include 'Eccy Village', a development of 237 apartments due for completion in Autumn 2019.

Ecclesall Place is targeted for handover in September 2019 with the full development being completed in October 2019.

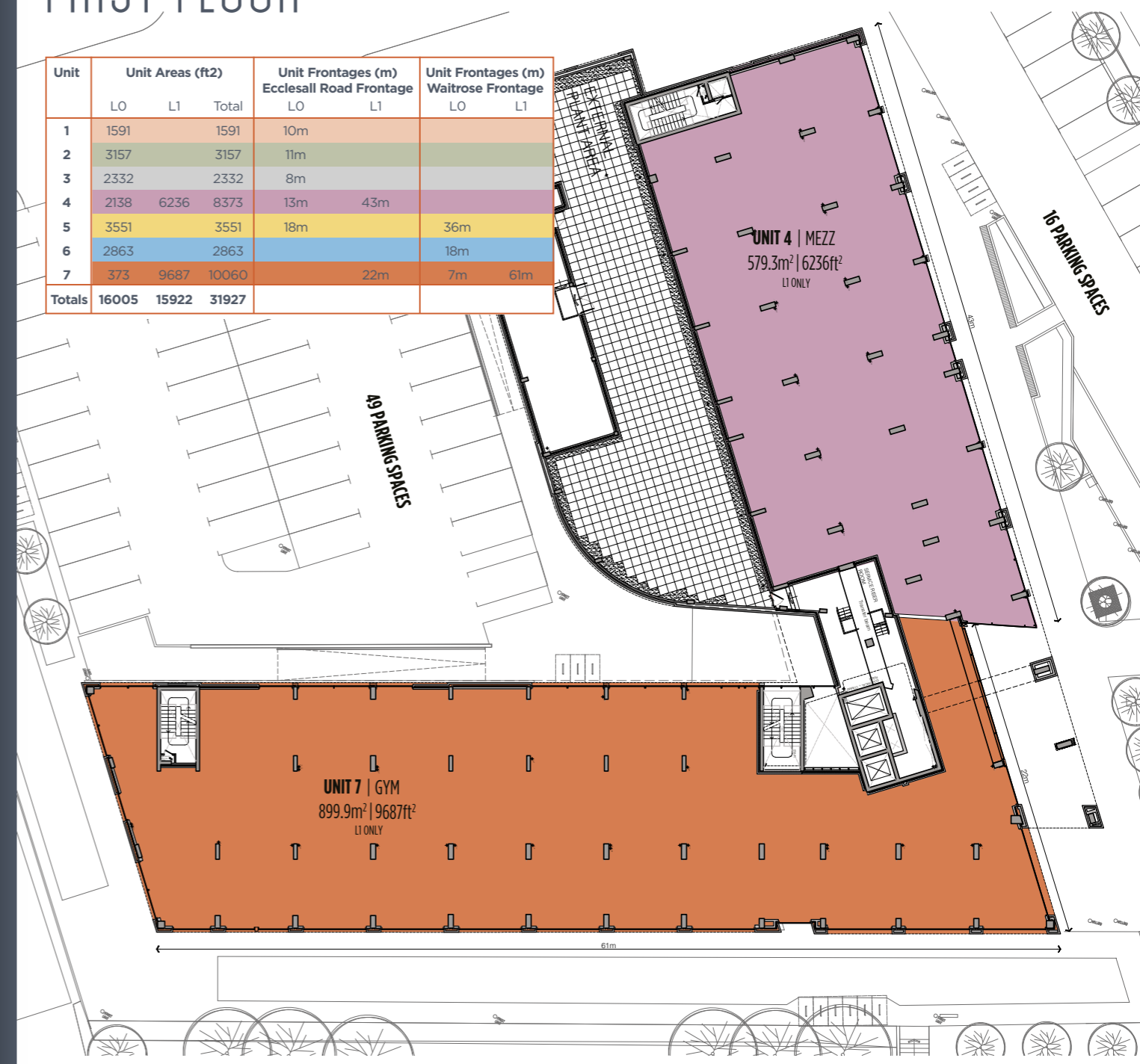




# GROUND FLOOR



# FIRST FLOOR



# MODERN SHEFFIELD

SHEFFIELD IS A VIBRANT NORTHERN POWERHOUSE WITH A GROWING ECONOMY, POPULATION AND SKILLED WORKFORCE.

The city is home to major businesses and industry, including Boeing, Rolls Royce, McLaren Automotive, Tata and HSBC as well as two of the UK's finest universities; Sheffield Hallam and The University of Sheffield.

The city is undergoing extensive redevelopment with improvements underway to its transport infrastructure, including the arrival of HS2 in 2033, as well as its retail, residential, leisure and commercial offering. This extensive redevelopment programme is fuelled by significant ongoing Government funding and independent inward and multinational investment.



# SHEFFIELD THE PLACE TO BE



**The 3rd largest English district by population**

City population 577,800 (mid 2017) expected to reach 633,000 by 2037

Metropolitan population 1,569,000

7.6 million people live within 35 miles of the city centre



Nicknamed **'The Outdoor City'**

Highest household spend on outdoor equipment (**£93m per year**)

**66%** of population takes part in outdoor recreation (6% > national average)

**10,000** Sheffield based climbers

**26** running clubs  
**14,000** park runners  
**1,200** members in Sheffield ramblers  
over **20,000** Strava users

Only core city to include part of a national park within its boundaries (Peak District)

Highest ratio of trees to people in Europe



**Property values increased by 20.46%** in the last 5 years

**£5.1 billion** invested in student property

**55,000 new homes** to be built in the next 10 years



**£328 million** being invested in **infrastructure improvements**

**£600 million** invested in **Heart of The City and Heart of the City II** redevelopment projects attracting more visitors, businesses, residents, workers and shoppers creating enviable outdoor leisure space in city core



**65,000 students** University of Sheffield

Sheffield Hallam University



**Economy worth £25.7 billion per year** Increasing by 5% per annum



**Part of HS2 network (2033)** To Manchester and Leeds < 30 mins To London in 1hr 10 mins

Part of the Northern Powerhouse Rail Programme  
6 key northern cities < 1 hour



**6 international airports** within 65 miles

On the **M1 and M18** motorway network



**Home to 68,000 businesses**



**70,000 new jobs** to be created by 2028



Leisure & Culture Attractions bring in **200,000 visitors** and **£100million** each year

Includes the largest Theatre complex outside London

Oldest football ground in the world (Bramall Lane, home to Sheffield United)



# ecclesall place

## SHEFFIELD S11 8HY

**LETTING AGENT**  
NICK MCALLESTER  
METIS  
T: 0161 806 0866  
M: 07824 412 290



e: [nmcallester@metisrealestate.com](mailto:nmcallester@metisrealestate.com)  
[www.metisrealestate.com](http://www.metisrealestate.com)

**DEVELOPER**  
MANCHESTER TEAM  
NIKAL  
T: 0161 214 1800



**LETTING AGENT**  
MARTIN CROSTHWAITE  
CROSTHWAITE COMMERCIAL  
T: 0114 272 3888  
M: 07767 401 700



e: [martin@crosthwaitecommercial.com](mailto:martin@crosthwaitecommercial.com)  
[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

NIKAL | MYNSHULLS HOUSE | 14 CATEATON STREET | MANCHESTER M3 1SQ | T: 0161 214 1800 | [WWW.NIKAL.UK.COM](http://WWW.NIKAL.UK.COM)

1. Particulars; these particulars are not an offer or contract nor part of one. You should not rely on statements by Nikal in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Nikal nor any joint agent has any authority to make any representations about the property or development and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors.

2. Images photographs and other information: Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development.

3. Regulations: Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.