



Brownill Vickers

A Company of Values Since 1884



The Devonshire Cat
Wellington Street
Sheffield
S1 4HG

To Let

Bar or Restaurant

A rare opportunity to take over a fully fitted bar and restaurant on a turnkey basis. Established City Centre location close to Devonshire Green, the Division Street leisure circuit and mixed urban living.

- Ready to trade from day one
- Fully furnished and fitted
- Significant recent refurbishment
- Suitable for wet led or restaurant operator
- Large trading area extending to circa 302 sq. m. (3,250 sq. ft.)
- Over 150 Covers
- Previous sales circa £15,000 per week net (pre-Covid)
- Lease assignment at a rental £55,000 per annum
- Opportunity for an energetic operator to build on previous trade
- www.devonshirecat.co.uk

Call: 0114 290 3306

Email: robin.curtis@brownillvickers.com

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Description

A purpose built, lock up bar or restaurant unit located within the ground floor of a purpose built Unite student complex. The premises have a significant glazed frontage to Wellington Street and return frontage with by folding doors to Eldon Street.

Within the last few years, the premises have been subject to a substantial capital investment having been significantly refurbished. The premises are extremely well presented with a range of modern and well specified fixtures and fittings.

Recently closed due to the coronavirus, the premises are turnkey ready with the successful applicant capable of trading from day one.

Location

The subject premises are prominently located on the corner of Wellington Street and Eldon Street in the heart of Sheffield City Centre within the Devonshire Quarter.

The unit is close to Devonshire Green and the City Centre's principle licensed and leisure circuit being just off Division Street.

The property is within a mixed urban area being set amongst a number of purpose built student accommodation blocks. There is also significant ongoing residential development taking place in the immediate environment including the proposed Kangaroo Works development which is a 364 apartment scheme located almost directly opposite.

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.

Accommodation

The trade accommodation extends to approximately 302 sq. m. (3,250 sq. ft.) which is based around a central bar servery. There is seating for over 150 patrons including lounge and bar stool seating, fixed framed booths and informal dining.

There are attractive customer toilet facilities as well as a disabled WC. Set off the trading area is a fully fitted commercial catering kitchen with ancillary stores.

In addition, the premises have an extensive basement with beer cellars and service areas with a goods lift.

Services

The property benefits from all mains services. Brownill Vickers have not undertaken any testing of the service installations.

Energy Performance Certificate

An EPC has been prepared for the building showing an Energy performance Asset Rating of 133 with band F. This is dated 27th November 2012.

Occupational Lease

This opportunity is available by way of an assignment of the existing lease which is dated 22nd January 2001 for a term of 35 years at a passing rental of £55,000 per annum. Therefore, there are around 16 years remaining. A copy of the lease will be made available to seriously interested parties.

The premises may be available on a new lease for a longer term, subject to negotiation.

Brownill Vickers Limited (BV) and their joint agents (if any) for themselves and for the seller or landlord of the property whose agents give notice that:

(i) These particulars are given and any statement about the property is made without responsibility on the part of BV or the seller or landlord and do not constitute the whole or any part of an offer or contract. They are a general outline for guidance purposes only.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or available of services or facilities, fixtures and fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing or financial or investment information or tenancy and title details or any other information or tenancy or title details or any other information set out in these particulars or otherwise provided shall not be relied upon as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of BV has any authority to make or give any representation of warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of the prospective purchase or letting including in respect of any re-sale potential or value at all.

(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) BV or its employees or agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that the statement or information has been made or given fraudulently by BV.

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The Business

The business dates from 2001 although was bought by Abbeydale Brewery in 2013. The Devonshire Cat established itself as one of the very first beer bars in Sheffield and over recent years has acted to showcase Abbeydale's core beers including modern craft and sour beers, while also pouring the best of the UK's beer scene. The food menu has also developed to include a fresh, homemade and locally sourced offering.

Prior to closing the doors, due to coronavirus, the business was generating a net maintainable income of circa £15,000 per week. We believe that there is significant potential for an energetic operator to develop and enhance the trade or alternatively change the direction of the offer. The premises would also be suitable for outright restaurant use.

We recommend that interested parties satisfy themselves as to the trading potential.

Asking Terms

The business is available by way of an assignment of the existing lease at a NIL premium. The trade fixtures and fittings are available by negotiation. Subject to financial vetting and obtaining the Landlord's consent.

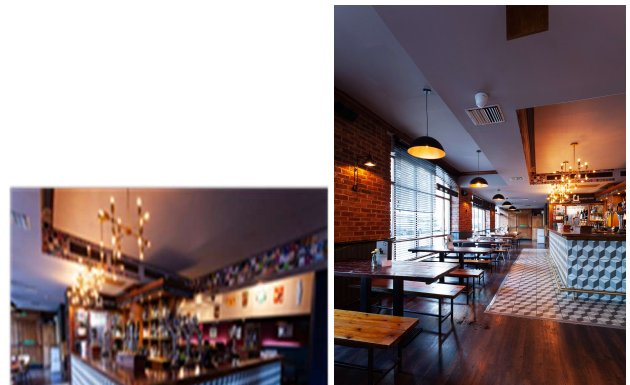
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Viewing

For viewing arrangements and further information please contact the sole selling agents Brownill Vickers on 0114 290 3306 or email robin.curtis@brownillvickers.com

Full viewing by prior appointment only.

Prepared 12th August 2020



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