

RESTAURANT

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LEASE AVAILABLE

67, DIVISION STREET, SHEFFIELD, S1 4GE

GROUND FLOOR: 138 SQ M (1,489 SQ FT)

+ FIRST & BASEMENT

**** CONFIDENTIALLY AVAILABLE ****

LOCATION

Division Street is in the heart of Sheffield city centre was recently named in the UK's top 10 locations for independent retailers and restaurants*.

The premises immediately adjoin Glass Onion, a vintage clothing retailer, whilst immediately opposite Bungalow & Bears pub and close to other occupiers to include Heavenly Desserts, Rudy's Pizza, Sainsbury's Local, 200 Degrees Coffee, Brewdog and Caffè Nero.

**Sheffield Street listed second in the Top 10 Hotspots for indie shops*

DESCRIPTION

A fully fitted restaurant comprising 54 covers on ground floor and disabled wc, storage and wcs at first floor and basement storage. Fitted in 2018 with new kitchen, electrics, air conditioning etc.

ACCOMMODATION

The net internal floor areas are:

Ground floor restaurant:	138 sq m	(1,489 sq ft)
First floor storage:	27 sq m	(293 sq ft)
Basement storage:	46 sq m	(499 sq ft)

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ

Cellan Richards

0117 403 9990 | 0117 922 1222
Cellan.richards@carterjonas.co.uk

Stuart Williams

| 0117 922 1222
Stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

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LEASE

An existing 10 year, effectively fully repairing and insuring lease, by way of service charge, from 29 December, 2017 with a review in December 2022, granted inside the Landlord & Tenant Act 1954.

RENT

£40,000 per annum exclusive.

PREMIUM

Positive offers are invited for the existing fixtures and fittings.

PLANNING

It is understood that the premises benefit from an E Class planning consent to include retail, offices, cafe/restaurant and some medical uses amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £41,000 (1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

SERVICE CHARGE & INSURANCE

The tenant contributes to external repairs and management of the building and the cost of insurance.

EPC

A certificate rated B(29) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

NO direct approach to be made to staff with any inspections to be arranged through this office by contacting:

Cellan Richards: Cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

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SUBJECT TO CONTRACT May 2025

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Sheffield - Devonshire Quarter (Sheffield - 67 Division Street)

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Experian Goad Plan Created: 21/05/2025

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