



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

To Let

**Unit 3
West One Plaza
8 Fitzwilliam Street
Sheffield
S1 4 JB**



- **Fully Fitted City Centre Restaurant / Bar Unit**
- **Opening Hours to 01.30 at Weekends**
- **5,246 sq ft approx. on two floors**

Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Velocity House Business and Conference Centre,
3 Solly Street, Sheffield S1 4DE

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LOCATION

The premises form part of the prestigious and unique retail and leisure development of West One, within the heart of Sheffield's renowned Devonshire Quarter.

West One is a landmark mixed use scheme comprising over 500 apartments and a lively mix of retail, bar/restaurants, leisure and office uses with occupiers including Revolution, Wigs & Warpaint Hair & Beauty, Las Iguana's Restaurant, Antibo Restaurant, The Hop, East One Noodle Bar and Blundells Centro Estate Agents.

ACCOMMODATION

The premises are fully fitted as a bar and restaurant trading on ground and first floors with benefit from extensive full height 7m high glazing to the front elevation. There is a bar area at ground and mezzanine levels with seating at first floor. The premises have a fully equipped kitchen, customer and staff WC's, disabled lift and air conditioning

Ground Floor	2,623 sq ft	243.7 sq m
First Floor	2,623 sq ft	243.7 sq m
Total	5,246 sq ft	487.4 sq m

PLANNING & OPENING HOURS

The premises have consent for A3 Restaurant use. The current opening hours are as follows-

Sunday, Monday, Tuesday,	08.00 to 24.00
Wednesday	
Thursday	08.00 to 01.00
Fridays, Saturdays and the day before Public Holidays	08.00 to 01.30

LEASE

The premises are available for a new lease for a term to be agreed.

RENT

£50,000 per annum exclusive plus VAT & service charge.

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RATES

According to the 2010 Rating List on the Internet, the premises are assessed as follows:-

Public House & Premises R.V. £57,500

ENERGY PERFORMANCE

A full EPC is available on request.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through Paul Lancaster Commercial Property Consultant.

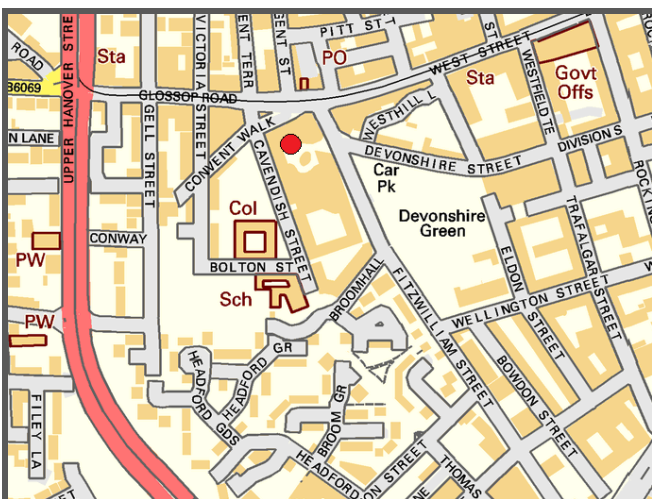
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JOINT AGENT

Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888



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