



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

TO LET FORMER NIGHTCLUB

28 EYRE STREET SHEFFIELD



LOCATION

The property occupies a prominent location on Eyre Street, one of the main routes into the city centre.

The property is close to Sheffield Hallam University main campus and is readily accessible by both car and public transport.

Popular licensed venues nearby include Plug nightclub, The Nelson Rock Bar, Bar Matrix and Club Vibe. A new 6,500 ft² nightclub/restaurant will be opening shortly in close proximity to the subject property.

ACCOMMODATION

The premises are arranged on the first floor only, accessed from Eyre Street to provide the following gross internal area:

Description

| | | |
|-------------|----------|-------------|
| First Floor | 741 sq m | 7,971 sq ft |
|-------------|----------|-------------|

LEASE

The premises are available by way of a new 10 year full repairing and insuring lease.

RENT

We are seeking rental offers in the region of £45,000 per annum exclusive.

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.

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3 Solly Street, Sheffield S1 4DE

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t: 0114 213 1250
e: paul@paul-lancaster.co.uk

www.paul-lancaster.co.uk



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RATES

The unit will be subject to a new rating assessment by the Local Rating Authority and prospective tenants are advised to make their own enquiries to Sheffield City Council on Tel: 0114 273 4318.

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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EPC

A copy of the EPC is available on request.

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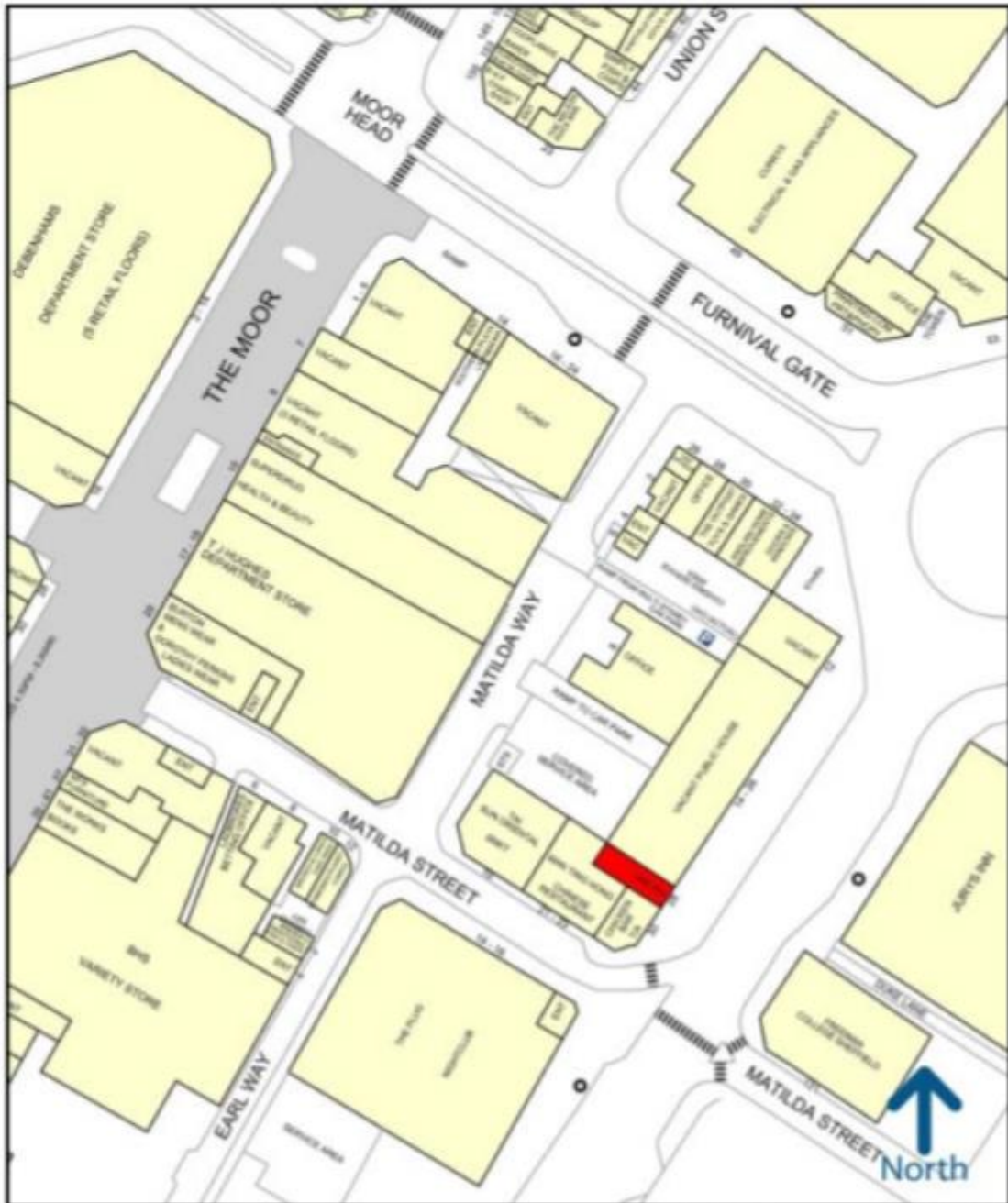
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