



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

PRIME RESTAURANT PREMISES TO LET

PLANNING PERMISSION APPROVED FOR A3 (new class E) USE

Fountain Precinct, Sheffield, S1 2JA



LOCATION

Fountain Precinct is located at the heart of the city and provides 112,000 sqft of high quality office space over 8 floors, occupied in the main by the professional sector. The property occupies a highly prominent position on Barkers Pool directly opposite **John Lewis** and immediately adjacent to the **City Hall** a major concert venue. Also within the close vicinity are Orchard Square Shopping Centre, Leopold Boutique Hotel and Leopold Square which includes a number of quality bars and restaurants including **Wagamama**, **Zizzi**, **Aagrah** and **The Botanist**.

ACCOMMODATION

The unit is arranged on ground floor only and provides the following approximate dimensions and floor areas:

Gross Internal Area	2,952 sq ft	274 sq m
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The premises benefits from 2 outdoor seating areas providing seating for up to approximately 50 covers. The premises are also capable of taking a mezzanine floor (subject to planning approval).

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.

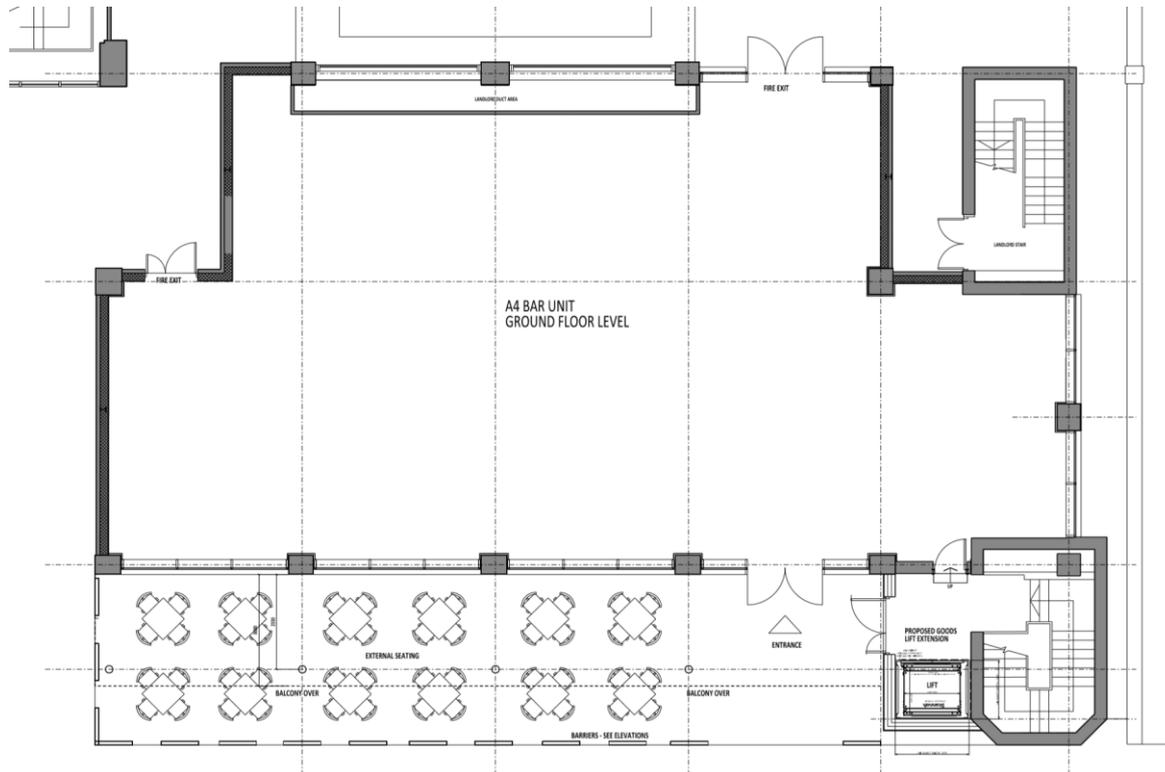
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Plan



LEASE

The premises are available by way of new effectively full repairing (by way of service charge) and insuring leases, length of lease negotiable, subject to upward only rent review at 5 yearly intervals.

RENT

On application.

SERVICE CHARGE

The current service charge budget is £1.75 p/sqft.

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RATES

The property will be assessed for rating purposes upon completion of the development.

COSTS

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

VIEWING

Strictly by appointment through:-

Paul Lancaster Property Consultants

Paul Lancaster

T: 0114 279 2852

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Tom Lancaster

M: 07837936710

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EPC

Available on request

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