



paul-lancaster
COMMERCIAL PROPERTY CONSULTANT

FULLY FITTED BAR/LEISURE UNIT TO LET

**117 ROCKINGHAM ST,
SHEFFIELD
S1 4EB**

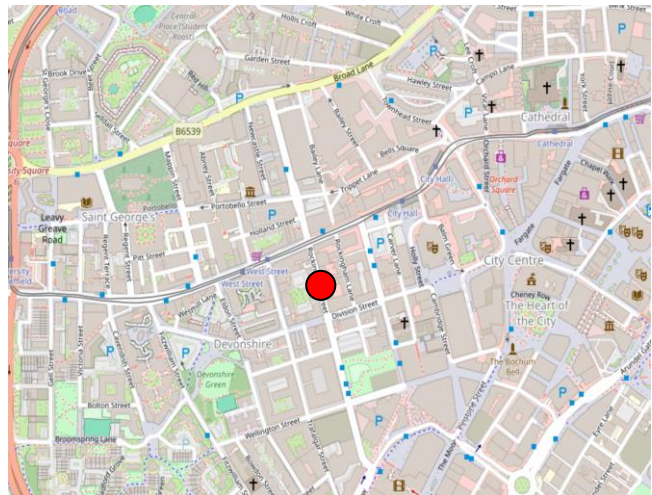


- HIGH QUALITY FULLY FITTED BAR PREMISES
- PROMINENT LOCATION IN HEART OF SHEFFIELD'S LEISURE DISTRICT
 - LATE NIGHT ALCOHOL LICENCE
- EXISTING FIXTURES & FITTINGS AVAILABLE TO PURCHASE
 - LEASE AVAILABLE FOR ASSIGNMENT

LOCATION

The premises are located in the heart of Sheffield's City Centre leisure district on Rockingham Street, close to its junction with West Street.

West Street contains a number of popular bars and restaurants including **Slug & Lettuce, Molly Malones, Tiger Works** and **West Street Live**. Other nearby occupiers include **Zizzi, Nando's** and **Tesco Metro**. To the rear of the property there has been development in recent years with bars such as **Manahatta, Mojos & Turtle Bay** situated around the City Hall.



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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DESCRIPTION

The property has been very well fitted out to provide high quality bar premises with large seating areas over the ground floor. There is an area to the rear which was previously utilised as a kitchen and could be reinstated with full extraction intact.

The main ground floor bar area is split into two parts with a main bar and a smaller bar that historically has been used for private events, which can be separately accessed externally.

The first floor provides well fitted customer WC's, offices and ancillary stores.

ACCOMMODATION

The premises which are fully fitted to a very high standard are arranged on ground and first floors to provide the following approximate floor areas:-

Description		
Ground Floor	3,030 sq ft	281.5 sq m
First Floor	1,389 sq ft	129.1 sq m
Total	4,419 sq ft	410.6 sq m

LEASE

An assignment of the current lease is available. The premises are held on a lease expiring March 2029 at a passing rent of £73,500 pa subject to an upward only rent review and tenant break cause in March 2027.

Alternatively, a new lease would be considered. Further details on request.

PREMIUM

Offers are invited for the fixtures and fittings. A photographic schedule of which is available on request.

LICENSING

A premises licence exists with the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises, live music and recorded:-

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COMMERCIAL PROPERTY CONSULTANT

- Sunday/Monday/Tuesday 8:00am to 01:30am
- Wednesday 8.00am to 02:30am
- Thursday 8.00am to 03:00am
- Friday/Saturday 8:00am to 04:00am.

PLANNING

The premises benefit from Sui Generis use class planning consent (formerly A4 Drinking Establishments). Other uses will be considered subject to planning.

RATES

We have been verbally advised by the Local Charging Authority that the premises are assessed for rating purposes as follows:

Description	Shop and Premises
Rateable Value	£43,250
UBR (2024/25)	49.9p

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
M: 07798 523461
E: paul@paul-lancaster.co.uk

or

Crosthwaite Commercial

Mark Holmes
M: 07738 275226
E: mark@crosthwaitecommercial.com

EPC

The premises are rated D (100). Full EPC available on request

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