

# PARTIALLY FITTED CAFÉ/RESTAURANT TO LET

8 CUMBERLAND STREET, SHEFFIELD S1 2PT



# **LOCATION**

The premises are situated on Cumberland Street close to its junction with **The Moor** with other occupiers close by including **Sports Direct**, **St Lukes Hospice Charity Shop**, **Greggs** and **British Heart Foundation**.

The premises are partially fitted as a café/restaurant with **full extraction**.

#### **PLANNING**

The premises benefit from Class E planning consent.

# **ACCOMMODATION**

The premises which are arranged on ground and first floors comprise the following approximate floor areas:-

Description			
Ground Floor: Sales	670 sq ft	62.24 sq m	
First Floor: Sales	411 sq ft	38.18 sq m	
Total	1,081 sq ft	100.42 sq m	

WC facilities are situated to the rear of the ground floor.

#### 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.

Omnia One, Courtwood House, Silver Street Head Sheffield S1 2DD Paul Lancaster m: 07798523461 t: 0114 2792852 e: paul@paul-lancaster.co.uk www.paul-lancaster.co.uk Tom Lancaster m: 07837936710 t: 0114 2792852 e: tom@paul-lancaster.co.uk



# **LEASE**

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

#### **RENT**

Offers are invited in the region of £13,000 pax

#### **RATES**

Description	Shop and Premises
Rateable Value	£11,250
UBR (2025/26)	49.9p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

#### 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

Tom Lancaster T: 0114 279 2852 M: 07837 936710

E: tom@paul-lancaster.co.uk

## **EPC**

Available on request

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# **LOCATION PLAN**

experian. Sheffield - Central EARL STR FIZMILIAM GATE NATIONAL TYPES CUMBERLAND STREET HEREFORD STREET North Experian Goad Plan Created: 13/06/2025 Created By: Paul Lancaster CPC 50 metres Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366 For more information on our products and services: v.experian.co.uk/business-products/goad | salesG@uk.experian.com Condition Condit

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