



Former Banking Premises

84/86 West Street, Sheffield S1 4EP

To Let

- Comprising a total of 3,678 sq. ft. (341.69 sq. m)
- Ground Floor open plan retail space with access to basement stores
- Well located on West Street
- Close to a number of well known retail and leisure operators
- Potential for bar, restaurant use subject to a change of use
- Undergoing refurbishment

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Location

This former Coop Bank premises is located on well-known West Street just off the Sheffield City centre and within walking distance from the main Sheffield University campus. West Street 'circuit' is well known throughout Sheffield and comprises a number of bars, restaurants etc. complimented by a now significant number of student and private residential flat developments, with more now being developed 2 doors from the subject property.

Nearby occupiers include **Walkabout, Players Bar, Soyo, Bar & Beyond, Bier Keller, The Cavendish, West Street Live** There are a whole host of restaurants including **Nando's Chinese U Buffet** next door and a number of takeaways including **Pizza Hut, Domino's** etc. All are located within walking distance from this property.

Description

The property itself comprises a ground floor, open plan to be stripped back to a basic shell, but with all mains services in situ.

An internal staircase to the rear of the ground floor leads to a basement, perfect for stock or back of house operations such as kitchen /W.C.'s etc.

To the front elevation there is currently a roller shutter door perfect for deliveries or alternatively this could be removed as part of a new glazed frontage.

The first floor is also available if required.

Lease

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed by negotiation.

Brochure: 27 November 2018

Photograph: November 2018

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Accommodation

We understand the premises provide the following NIA:-

Description	Sq. Ft	Sq. M
Ground Floor Retail	2710	252
Basement	968	90
TOTAL	3,678	349.69

Rating Assessment

The Rateable Value is currently: £ 26,500.

Interested parties are advised to make their own enquiries.

Rent

Details on request.

EPC

An Energy Performance Certificate (EPC) is available upon request.

VAT

VAT will be applicable at the prevailing rate.

Legal Costs

Each party to pay their own costs incurred in any transaction.

Viewing

Is by prior appointment via the joint retained agents:-

Knight Frank LLP – Ben White
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