

KELHAM ISLAND, SHEFFIELD
S3 8SA

The Island

Well suited to a cafe, or small retail outlet (wine shop / small grocery store).

Excellent transport links in a prominent, accessible location

Unit facing a landscaped courtyard

Surrounded by residential houses and flats

An intended handover in Q2 of 2025



Cafe Space — Available to let Q2 2025 — 525 Sq Ft

DESCRIPTION

The Island is a smaller unit situated in the centre of Kelham Central.

Single level ground floor unit with a single point of entrance
Unit will be handed over in a shell and core condition
Full height glazed windows on the front elevation
Capped off services will be provided including water, waste and electricity
No gas supply part of the scheme - heating is all electric
Substantial external, south-west facing seating

ACCOMMODATION

The available space is located in the heart of the development with visibility from Alma Street, the main road running through Kelham Island. There is the opportunity for an outside seating area on Kelham Square with views into Little Kelham, linking the two Citu developments. The unit is ideal for a coffee shop/café to compliment the other surrounding amenities.

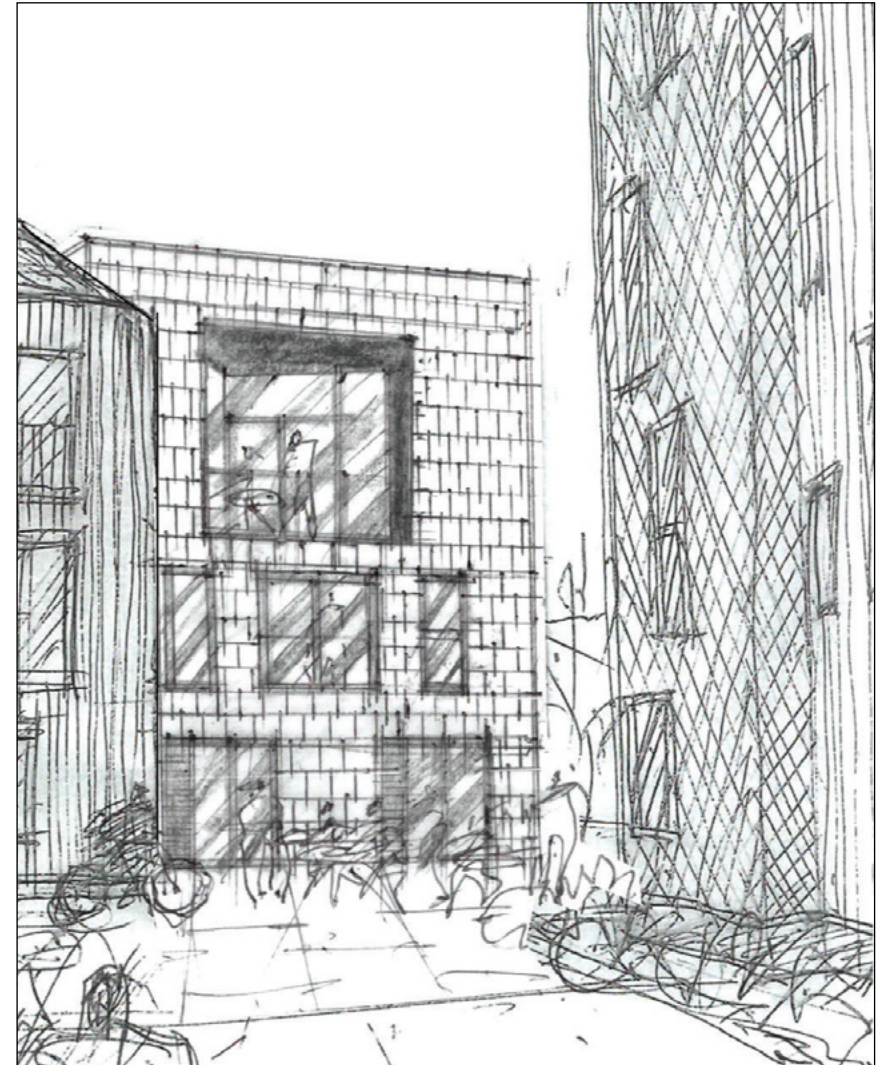
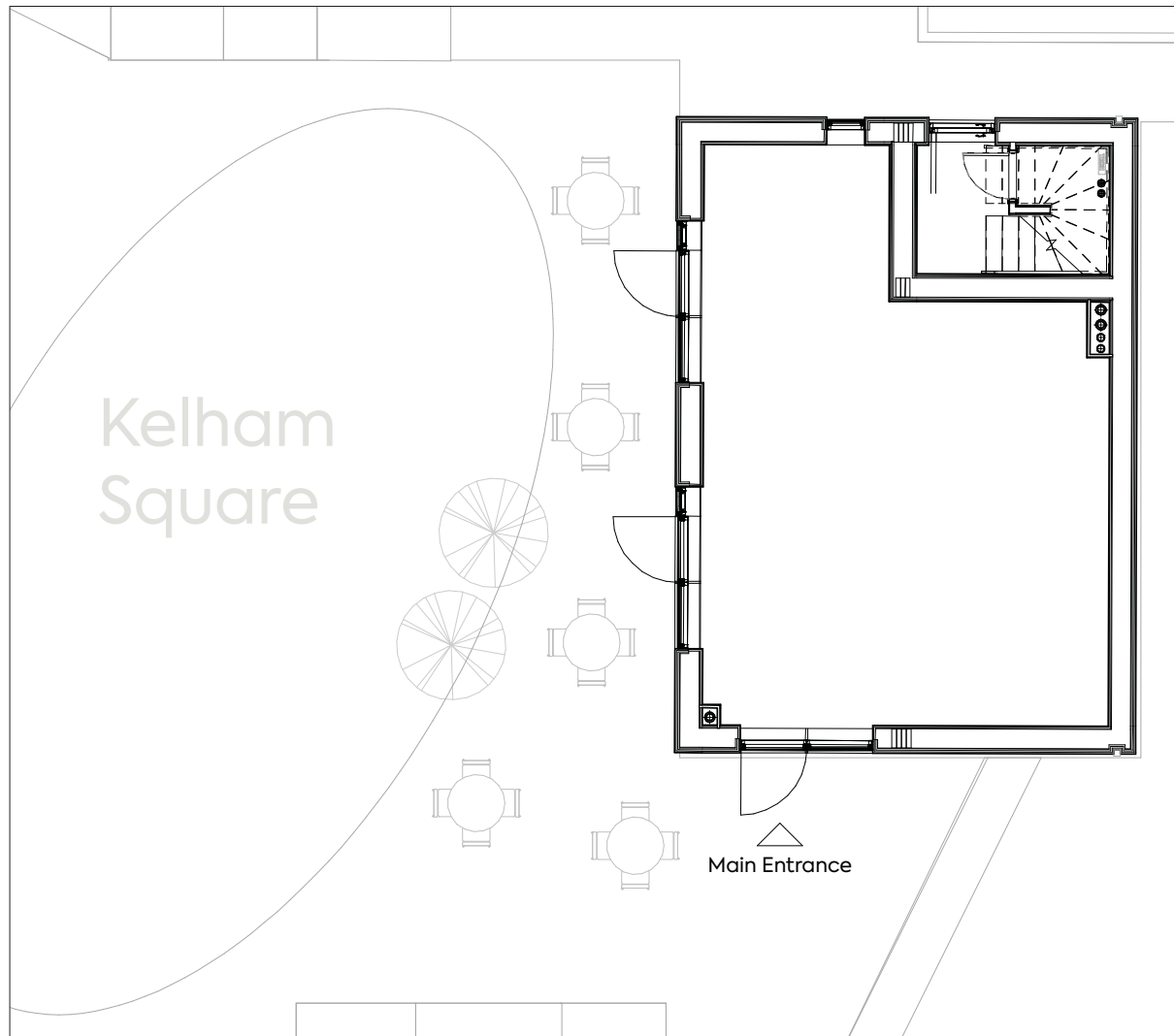
Accommodation Schedule

FLOOR	SQ FT NIA	Sq M NIA
GROUND	525	48.77

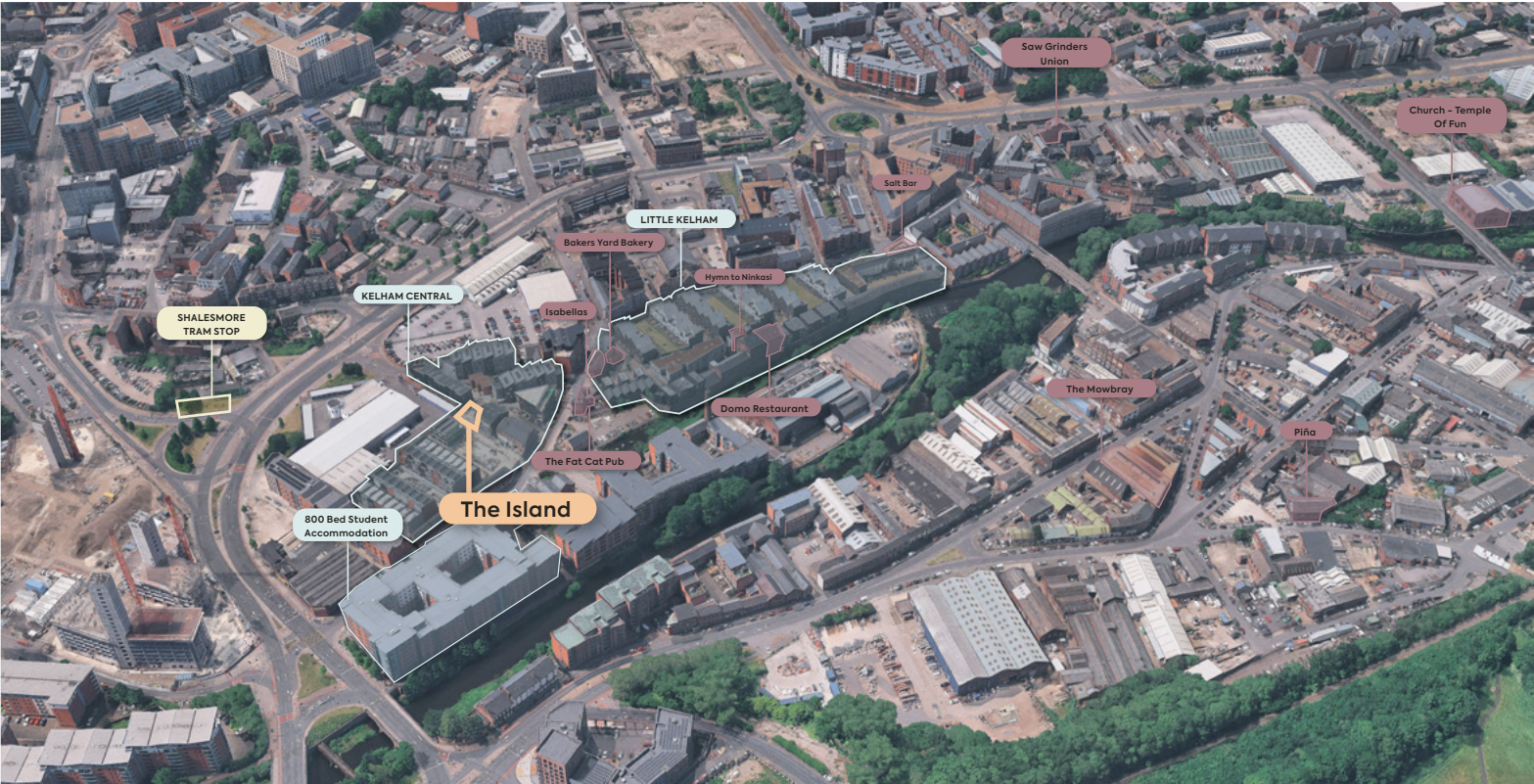
Size: 525 sq ft Ground floor single level unit



Layout



Location




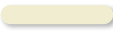

Additional information

- Located in the heart of Kelham Island, with a mix of residential and commercial occupiers of all ages
- Easy access from the city centre, bus / train station with excellent transport links. Situated on the Sheffield Ring Road providing good access to various suburbs of Sheffield and the M1 Motorway, via Sheffield Parkway (A57)
- Situated in one of Sheffield's coolest neighbourhoods, known for its vibrant indie shopping arcades and food halls to microbreweries and galleries frequently publicised in magazines and online
- Area known for interesting and exciting independent occupiers

Other Amenities

- Isabellas - 1 Minute
- Bakers Yard Bakery - 1 Minute
- The Fat Cat Pub - 1 Minute
- Domo - 2 Minutes
- Hymn to Ninkasi - 2 Minutes
- Salt - 2 Minutes
- Saw Grinders Union - 4 Mins
- Shalesmoor Tram Stop - 5 Minutes
- The Mowbray - 7 Mins
- Piña - 7 Min
- Hampton Hotel - 8 Minutes
- Kommune - 12 Minutes
- Church House of Fun - 10 Mins
- Cutlery Works - 12 Minutes
- City Centre - 19 Minutes
- Train Station - 20 minutes

Key

- Residential = 
- Transit = 
- Commercial = 

Location



Isabellas - 1 Minute

Bakers Yard Bakery - 1 Minute

The Fat Cat Pub - 1 Minute

Craft & Dough - 1 Minute

Dirty Mirror - 1 Minute

Bubba Bar Kelham - 1 Minute

Kelham Island Tavern - 1 Minute

Kelham Triangle - 1 Minute



The Island

An architectural rendering of a modern building named 'The Island'. The building features a light grey facade with large windows and a section with vertical grey cladding. In the foreground, there is an outdoor seating area with several round wooden tables and light-colored chairs. People are depicted sitting at the tables, some eating and talking. A sign for 'the HIDE venue' is visible near the entrance. The scene is set during the day with soft lighting and some greenery in the background.

Get in touch

- New Effective Full Repairing and Insuring lease directly from the landlord
- Rent – we are quoting £12,000 per annum exclusive of VAT
- Service charge to be provided upon request
- Business rates – the building will be re-assessed once the fit-out works have been completed
- Planning – The unit has approval for an A3 use class (permitting a restaurant / cafe)

For more information and to book a viewing please contact joint agents.

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COMMERCIAL

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.