

KELHAM ISLAND, SHEFFIELD
S3 8SA

Kelham Triangle

Well suited for a restaurant/leisure use given size and specification

A newly pedestrianised area which has the ability to provide scope for events

Outside space around the elevations with potential for external seating and multiple bi-folding doors planned

Iconic location surrounded by vibrant businesses

An intended handover in Q3 of 2025



Restaurant / Leisure Space – Available To Let from Q3 2025 – c. 2,054 sq ft

DESCRIPTION

Kelham Triangle is the larger unit with an elevation facing onto the pedestrianised area of Alma Street.

Ground floor single level unit
Unit will be handed over in a shell and core condition
Capped off services will be provided including water, waste and electricity
Access provided to internal riser for commercial extract
No gas supply as part of the scheme - heating is all electric
Glass elevations wrap the unit
Bi-fold doors open up on to outside seating area
Outside seating potential surrounds the building

ACCOMMODATION

The property benefits from multiple access points on each elevation for customers and suggested back of house entrance. The unit is broadly open plan, with only a few columns within the unit. The stair core shown in the middle of the unit is for the residential access to the flats above, which has its own dedicated entrance. Tenants will be encouraged to use the outside space as additional seating areas.

Accommodation Schedule

FLOOR	SQ FT NIA	Sq M NIA
GROUND	2,054	190.82

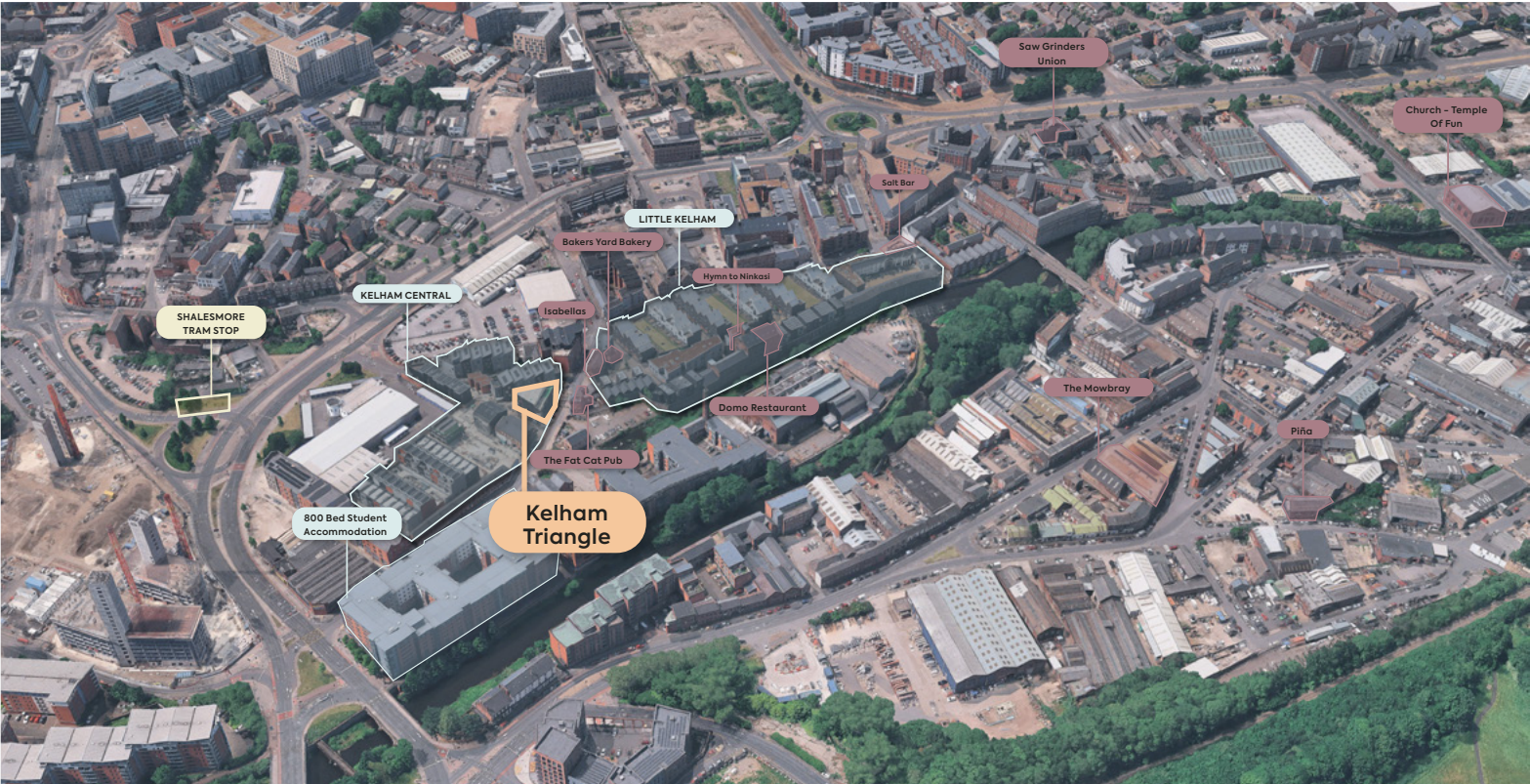
Size: 2,054 sq ft NIA (single ground floor level)



Layout



Location




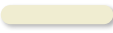

Additional information

- 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 - 1 Minute



Kelham Triangle



Get in touch

- New Effective Full Repairing and Insuring lease directly from the landlord
- Rent – we are quoting £40,000 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 units original approval permitted A3/A4, A1 & B1 uses. There will be conditions that will require satisfaction for a Food & Beverage use including acoustic performance and extractor systems for a commercial kitchen.

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

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 **Crosthwaite**
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.