

The Island, Little Kelham, Sheffield, S3 8SA

To Let | 525 sq ft

Small retail/cafe space to let in prominent location at Kelham – unit benefits from facing a landscaped courtyard – with planning



The Island, Little Kelham, Sheffield, S3 8SA

Summary

- Rent: £12,000 per annum excl VAT
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



Tim Bottrill
0114 299 3121 | 07810 865561
tim@colloco.co



Description

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. It would also make an excellent small retail unit.

Location

The Island is in the heart of one of the most popular commercial / residential areas in Sheffield, and is easily accessible from the city centre. The Inner Ring Road is on the doorstep, meaning the property is well connected via tram, bus and road to the wider city and beyond. Kelham is known for it's interesting and exciting independent occupiers, with food halls, pubs, galleries/museum and other unique businesses nearby.

Accommodation

Name	Building Type	sq ft	Rent	Availability
Ground	Retail	525	£12,000 /annum	Available

The Specification

The Island enjoys the following specification:

- it is a single level ground floor unit with a single point of entrance
 - it will be handed over in a shell and core condition
 - it has 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
- The unit has planning approval for an A3 use class (permitting a restaurant / cafe). More details are available upon request.

Terms

The property is available by way of FRI lease on terms to be agreed at a rent of £12,000 per annum (excluding VAT and service charge). Business rates will be re-assessed once the fit-out works have been completed.