

SMC
Brownill
Vickers

To Let



Restaurant located in Broomhill, Sheffield available
by assignment or new lease

£33,000 per annum

478-480 Glossop Road, Broomhill, Sheffield, S10
2QA

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Excellent location at the top of Glossop Road, Broomhill in South West Sheffield
- Fully fitted ground floor restaurant with basement storage
- Close to a variety of other bars, cafes, restaurant & retail uses - within close reach of Endcliffe, Crookes, Hunters Bar, Crosspool, etc
- Lease until 31st May 2031 / new lease considered
- Approximately 60 covers to the ground floor
- Due to relocation



Description

The property is a restaurant premises over ground floor and basement levels within an end terrace building (with separately let residential accommodation above). The property is of traditional construction, with brick and stone elevations, set below a pitched slate roof.

The internal accommodation includes an open sales / seating area with bar area, kitchen area to the rear, storage / preparation area, disabled WC, and staff WC facilities at ground floor level. The basement accommodation is accessed via a rear internal stairs which leads to four further storage rooms. There is also male and female customer toilets at basement level.

The restaurant is operational and trading until the end of December 2025. The fit out includes wooden floors, painted walls, air conditioning, large double window frontage, and spot lights. The kitchen benefits from extraction hood, steel cladding, strip lights, vinyl floor and is fully fitted with counters, sinks, chillers, etc. There is a side staff entrance / exit for loading, deliveries and bin access. There is a gas boiler located close to the kitchen area.

Location

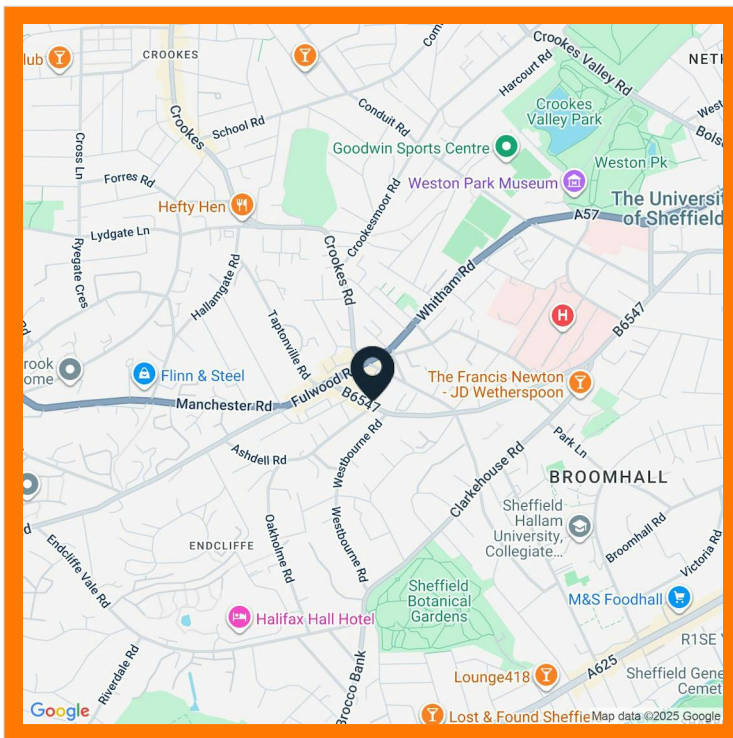
The property is located in the Broomhill area of Sheffield, with frontage at the top end of Glossop Road, just opposite Ashdell Road. This location is approximately under 2 miles from Sheffield city centre. Broomhill is a busy retail and residential area with a range of retailers, cafes, pubs, and restaurants. The area is particularly popular with students, young professionals and medical staff given the proximity to the University of Sheffield and Hospitals.

The area is within reasonable access to other south west Sheffield areas including Fulwood, Ranmoor, Netheredge and Crookes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Seating, Kitchen Area & Storage	1,370	127.28
Basement - Storage	506	47.01
Total	1,876	174.29



Rateable Value

From information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 478 - 480, Glossop Road, Sheffield, S10 2QA

Description: Restaurant and premises

Rateable Value: £18,250

We understand there may be a degree of rates relief available according to the latest government schemes, although we would advise interested parties to verify this matter with the local rating office.

Tenancy

The property is offered by way of a current lease granted from 1st June 2025 until 31st May 2031. A copy of the current lease is available for interested parties. Consideration will be given to interested parties wishing to agree a new lease on terms to be agreed.

Rent

Current passing rent is £33,000 pa. We are informed VAT is NOT payable on the rent.

Premises Licence

Details are tbc.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Rateable Value of £18,250

Energy Performance Certificate

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Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

