



68-74 John Street, Sheffield, S2 4QU

To Let | 660 sq ft

Retail unit - operated as a cafe - newly available within established business community overlooking courtyard

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Summary

- Rent: £8,650 per annum (with no charge to VAT)
- Business rates: Subject to status, tenants may qualify for Small Business Rates Relief
- Service charge: £205 per month
- EPC: B (43)
- Lease: New Lease

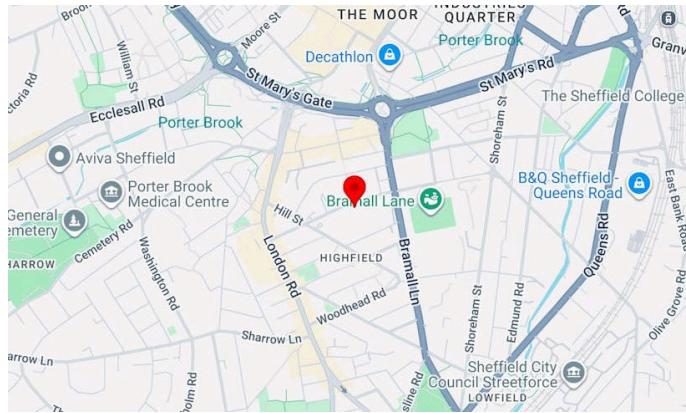
Further information

- [View details on our website](#)

Contact & Viewings



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Description

Newly available, these cafe premises are nicely presented with full length glazed windows to the front and back. It enjoys light and bright views over the courtyard that is shared with other onsite business tenants. It shares a disabled WC with an adjacent kitchen sink and fridge area with other tenants.

Location

The cafe is located in the heart of Harland Works, which itself is a former steelworks. It has been transformed into a bustling hub of independent small businesses, studios, workshops, and event spaces built around a central courtyard. It is nestled near Bramall Lane and Go Outdoors in the "Little Sheffield" area. The courtyard has bike parking for cyclists, and there is metered on-street parking nearby. Once a lease is signed, this can be used to apply for an on-street business parking permit from Sheffield CC.

The cafe is fortunate to have on site custom from the other tenants. The surrounding area is also very much "up and coming" with more businesses moving in (as well as students in the nearby New Era development).

Accommodation

Name	sq ft	Rent	Availability
Ground - Cafe	660	£8,650 /annum	Available



Availability

The premises are available by way of a new lease on terms to be agreed. Our client typically offers a 4 year term (with 2 year rent review). The monthly service charge includes costs related to running and maintaining the building, plus high speed leased line internet. Tenants will be responsible for their own utilities and contents insurance.

For more information, visit the Marketing Website for Harland Works - in the Related Links section below.

