

colloco.

## **Leah's Yard, Cambridge Street, Sheffield, S1 4TY**

To Let | 2,843 sq ft

Ideally located restaurant, bar or retail unit available - 2,843 sq ft available in shell condition and ready for immediate occupation

colloco.co

# Leah's Yard, Cambridge Street, Sheffield, S1 4TY

## Summary

- Rent: £60,000 per annum
- EPC: A (13)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings



Tim Bottrill  
0114 299 3121 | 07810 865561  
[tim@colloco.co](mailto:tim@colloco.co)



## Description

The property is a 2,843 sq ft commercial unit based in Leah's Yard which is Sheffield's independent shopping, dining, and workspace destination. It comprises a ground and mezzanine floor and is available in shell condition, ready for an occupier to create the venue/destination of their dreams. Indeed, we believe it would make an excellent bar, restaurant or retail space.

## Location

Located in Sheffield city centre, the Grade II\* listed Leah's Yard has been reimaged as a vibrant hub bringing together Sheffield's independent retailers, food and beverage, and small businesses. To the eagle-eyed Sheffielder, it'll be recognisable as the site of The Sportsman pub and the legendary Chubby's. The unit's entrance fronts Cambridge Street (as does the entrance to Leah's Yard itself) meaning it is well served by passers-by. The Cambridge Street Collective is also on the doorstep and forms part of the Heart of the City redevelopment. In due course, the revitalised Coles Brothers building will be immediately opposite and will add to the general appeal and marketability of the area - enhancing it's growing reputation as an attractive place to work, shop and eat.

## Accommodation

Name	sq ft	Availability
Ground	1,493	Available
1st - Mezzanine	1,350	Available
<b>Total</b>	<b>2,843</b>	

Colloco, for themselves and for the vendors or lessors of this property, give notice that: (i) all properties are offered subject to contract and availability; (ii) the particulars provided, including descriptions, dimensions, references to condition, permissions, or other details, are supplied in good faith and believed to be accurate but are issued solely as a general guide and do not form part of any contract or warranty; and (iii) interested parties must conduct their own investigations and satisfy themselves as to the accuracy and suitability of all information before relying upon it.



## The Opportunity

The unit could suit a wide array of businesses including existing bar and restaurant operators or retailers. The fact that it offers a city centre location in a newly refurbished environment will be attractive in terms of passing customers. If you are interested in finding out more.....please make contact.

## Terms

The property is available to let as a whole by way of a new FRI lease on terms to be agreed at an annual rent of £60,000 per annum. Our client is also open to discussing a generous rent free period for the right tenant.



