

Little Kelham, Sheffield, S3 8SA

To Let | 2,054 sq ft

Restaurant/leisure space newly available to let fronting smart pedestrianised area in Kelham with outside space and benefit of planning

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Summary

- Rent: £40,000 per annum excl VAT
- Business rates: To be assessed once fit out completed
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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Description

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

Location

Kelham Triangle 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	sq ft	Availability
Ground	2,054	Available

The Specification

Kelham Triangle is a ground floor single level unit which will be handed over in a shell and core condition. Capped off services will be provided including water, waste and electricity, with access provided to an internal riser for commercial extract. No gas supply as part of the scheme - heating is all electric. Glass elevations wrap the unit, with bi-fold doors opening up on to the outside seating area (which potentially surrounds the building). 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. More details area available upon request.

Terms

The property is available by way of FRI lease on terms to be agreed at a rent of £40,000 per annum (excluding VAT and service charge). Business rates will be re-assessed once the fit-out works have been completed.