

619 Ecclesall Road

Sheffield, S11 8PT

**MJB**  
Commercial Property



## TO LET / FOR SALE

527 SQ FT  
(48.96 SQ M)

£19,500 PER ANNUM  
OFFERS IN THE REGION OF £255,000

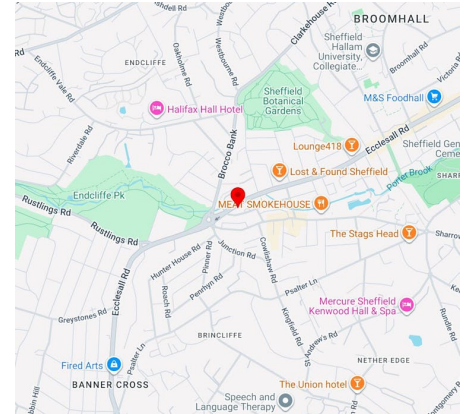
- Fully Fitted Wine Bar
- Excellent Location
- Outside Seating

## Wine Bar Premises

0114 282 3080  
[www.mjbcpc.co.uk](http://www.mjbcpc.co.uk)

# 619 Ecclesall Road

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## Summary

Available Size	527 sq ft / 48.96 sq m
Rent	£19,500 per annum
Price	Offers in the region of £255,000
Rates Payable	£6,589.50 per annum Interested parties are advised to verify this information with the local Rating Authority
EPC	D (93)

## Location

The property is located on Ecclesall Road in south west Sheffield, approximately 1.5 miles from Sheffield city centre and approximately 250m from Hunters Bar roundabout.

Ecclesall Road is Sheffield's premier dining and leisure destination with a variety of national and local occupiers, including Sainsburys, Nonna's, Lost and Found, TRIB3, Zaap Thai, Nando's and Pizza Express. There is on-street parking available along Ecclesall Road and the nearby side streets.

## Description

The property comprises an attractive former wine bar with the benefit of a front terrace suitable for outside seating with a further private outdoor seating area to the rear.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	439	40.78
Ground	WC's	88	8.18
Outdoor	Seating	182.23	16.93
<b>Total</b>		<b>709.23</b>	<b>65.89</b>

## Terms

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed. Alternatively, the property is being offered for sale.

## Planning

The property currently has planning permission for a wine bar, but alternative uses would be considered by the landlord subject to the tenant obtaining the necessary consents.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all purchasers. Prospective purchasers will be required to provide identification documents.

## Viewings

Strictly by appointment with the sole agents



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