



## Drakehouse Mill, Drake House Way, Waterthorpe, Sheffield, S20 7JJ

Former Public House available to let/may sell. Suitable for a variety of uses.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	6,303 sq ft / 585.57 sq m
<b>Rent</b>	£100,000 per annum
<b>Rateable Value</b>	£71,500
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Busy district centre
- 2 Tram interchanges nearby
- Nearby occupiers include TK Maxx, Boots, and Argos
- Site area of 1.094 acres with 0.45 acres of parking spaces
- Free car parking
- Nearby Bus station
- Public house fitted

# Drakehouse Mill, Drake House Way, Waterthorpe, Sheffield, S20 7JJ

## Summary

Available Size	6,303 sq ft
Rent	£100,000 per annum
Rateable Value	£71,500
EPC Rating	Upon enquiry

## Description

Formerly The Drakehouse Mill Pub, this space is located between the Crystal Peaks shopping Centre and the Drakehouse Retail park, as well as the Crystal peaks retail park and a close by village. The ground floor and first floor combines to offer 6303 sq ft of space in this popular shopping area.

## Location

Situated halfway between Sheffield and Chesterfield, the Crystal Peaks caters to a wide catchment.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground	5,603	520.54	Available
1st	700	65.03	Available
Total	6,303	585.57	

## Rates

Interested parties should make their own enquiries with the local rating authority regarding the retail and hospitality rates relief scheme. The scheme currently provides 75% relief until the end of March 2025. From 1st April 2025 this will reduce to 40%.



## Viewing & Further Information



**Nicola Harrington**  
07971 183 165  
nicola@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. Generated on 29/05/2025

This drawing (and associated documentation) is the copyright of UKRS LTD. The drawing (or any part thereof) may not be copied, reproduced or disclosed to any third party or unauthorised person without the prior written consent of the UK Building Survivors.

Under no circumstances should dimensions be scaled from this drawing, all dimensions and/or levels are to be checked on-site prior to the commencement of any work. Any discrepancies to be reported to the UBSS Offices or representative thereof immediately. If IN DOUBT ASK.

**UK Building Surveys**  
15 Broughton Close  
Grappenhall Hays  
Warrington  
Cheshire WA4 3DR  
Telephone 01925 860546  
Mobile 07783 333 657  
E-mail: mark.sutchin@ukbuildingsurveys.co.uk

Site			
Title			
Crystal Peaks Retail Park			
Sheffield			
Surveyed By	MAS	Checked By	HJH
Designed by		Approved By	MAS
Scale	Sheet Size	CAD File	UKBS-9425
1:300	A0	Existing Site Plan	
Drawing No	UKBS-9425		Rev

Drakehouse Mill, Drake House Way, Waterthorpe, Sheffield, S20 7JJ

