



# Shiny Sheff

## To Let

### Rental Offers Invited

Shiny Sheff, 274-276 Crimicar Lane, Lodge Moor, Sheffield, South Yorkshire, S10 4EP

#### AT A GLANCE

- Extensive Detached Freehouse
- L-Shaped Open Plan Trading Area
- Large Car Park
- Site Area 0.563 acres
- Available on New Free of Tie Lease
- Sought After Area with Stunning Views
- Commercial Kitchen
- Three-Bed Domestic Accommodation
- Ground Floor Footprint 5,023 sq ft

#### Viewing And Further Information

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## PROPERTY

The property is named after the Royal Navy ship, HMS Sheffield. The ship was nicknamed the "Shiny Sheff" because it carried many fixtures and fittings (particularly stainless steel), manufactured in Sheffield. The pub is a large two and single storey detached property of brick elevations beneath pitched tiled and flat roofs.

The accommodation briefly comprises a large open plan trading area with zoned areas including a bar with darts and pool, lounge and dining areas. Two timber bar serveries allow service on either side, with pool and darts throw areas, perimeter seating and raised dining area. The entrance hallway provides access to the Ladies and Gents W.C.s and the conservatory provides access out onto a timber decked outdoor drinking terrace.

The Shiny Sheff also benefits from a commercial catering kitchen with walk-in chiller, a ground floor cellar, with store room and staff room.

The good sized, three-bedroom domestic accommodation is situated over the first floor.

To the exterior the Shiny Sheff enjoys a large car park to the front and side rear, with approximately 35 spaces; a raised decking terrace offers an elevated view over the Peak District, and private rear yard.

## PLANNING

We understand the Property is neither Listed nor situated within a conservation area, but prospective purchasers are advised to make their own enquiries with Sheffield City Council

## UTILITIES

We understand all mains services are connected.

## MEASUREMENTS

The overall site size is c. 0.563 acres and the property has a ground floor footprint of 5,023 sq ft, (Measurements are taken from digital mapping and are approximate)



## THE BUSINESS

Our Client has not occupied the property and does not have knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

We understand the Shiny Sheff trades as a friendly food oriented local community pub. The pub appeals to local customers to enjoy a drink and meal and its location also attracts destination diners. Poker night is Wednesday, karaoke Thursday. Weekend events are live music on Saturday and quiz on Tuesday and Sunday.

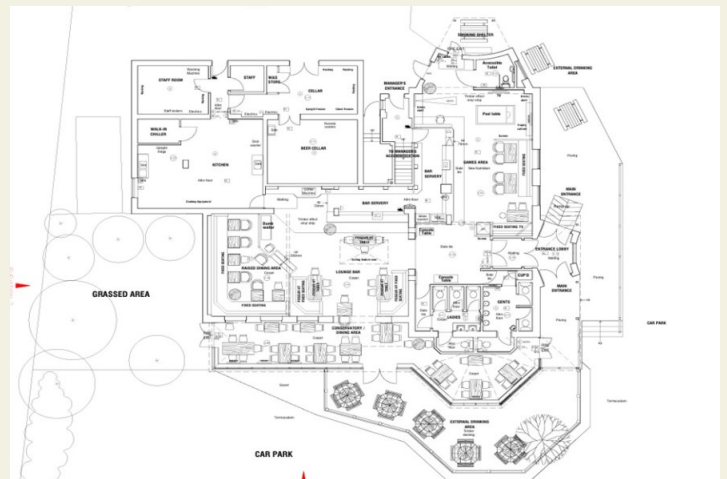
## RATES & CHARGES

Rateable Value of the Shiny Sheff has been assessed at £17,000 (2023).

## TENURE

Rental offers are invited for a new Free of Tie leasehold interest.

The agreement will be a Free of Tie, full repairing and insuring lease, for a term of years to be agreed. The equivalent of 3-6 months' rent is required as a deposit. A contribution to Landlord's legal fees of £1,500 will be payable.





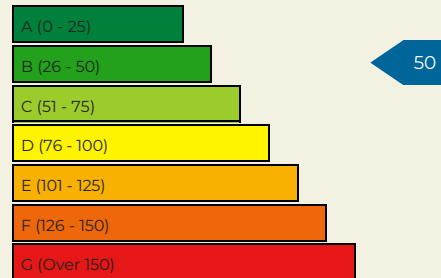
**LOCATION**

The Shiny Sheff is prominently located at the corner of Crimicar Lane and Redmires Road in the Lodge Moor area of Sheffield. Lodge Moor is a popular suburb of Sheffield to the west of Fulwood. It lies on the edge of open countryside and is home to a large golf course. Sheffield is a city in South Yorkshire, situated 29 miles (47 km) south of Leeds and 32 miles (51 km) east of Manchester. It is the largest settlement in South Yorkshire and the third largest of Northern England.

The city is in the eastern foothills of the Pennines and the valleys of the River Don with its four tributaries. Sixty-one per cent of Sheffield's entire area is green space and a third of the city lies within the Peak District National Park and is the fifth-largest city in England.



**EPC**



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