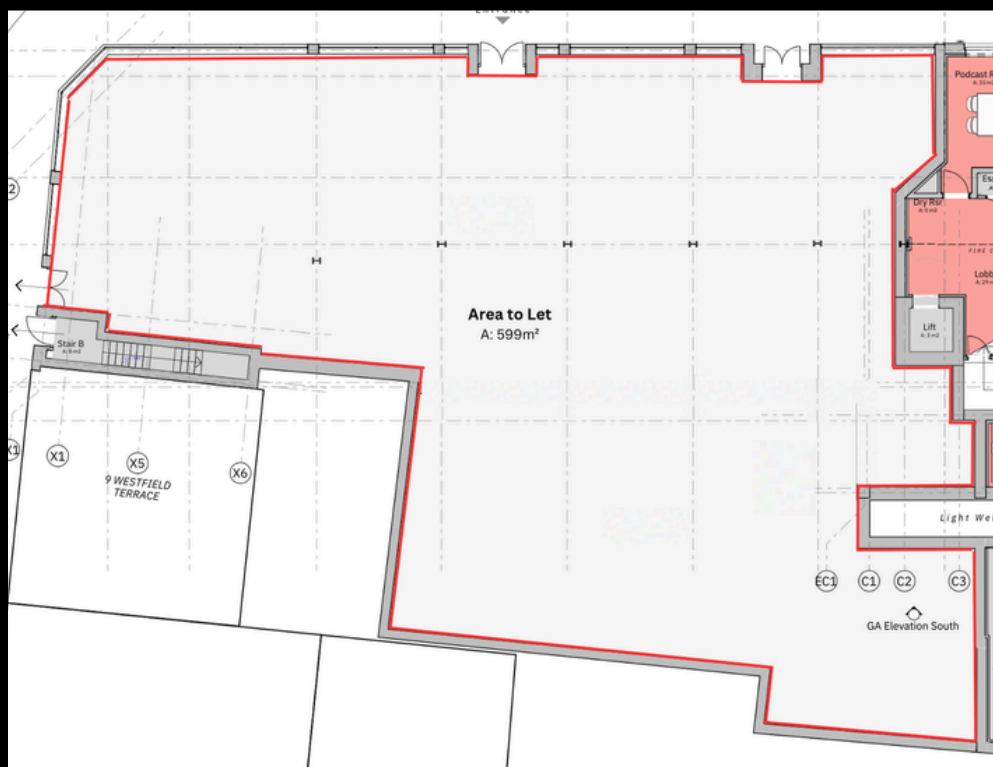


# Prominent F&B/Leisure Unit - To Let

125 West Street, Sheffield, S1 4EP





## ACCOMMODATION:

The property is arranged over the ground floor level, comprising the following approximate floor areas:

Ground Floor: 6,448 sq ft 599 sq m

## RENT:

Further details on request.

## TERMS:

The property is available on a new full repairing and insuring lease on a term to be agreed.

## BUSINESS RATES:

Rateable Value: £80,500

UBR 2024/25: £0.546

Rates Payable: £43,953

## LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction.

## EPC:

Certificate available on application.

## CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

### Josh Howe

T: 07896 084 299

E: [jhowe@savills.com](mailto:jhowe@savills.com)

### Adam Sanderson

T: 07977 030 164

E: [adam.sanderson@savills.com](mailto:adam.sanderson@savills.com)

### Our Joint Agents

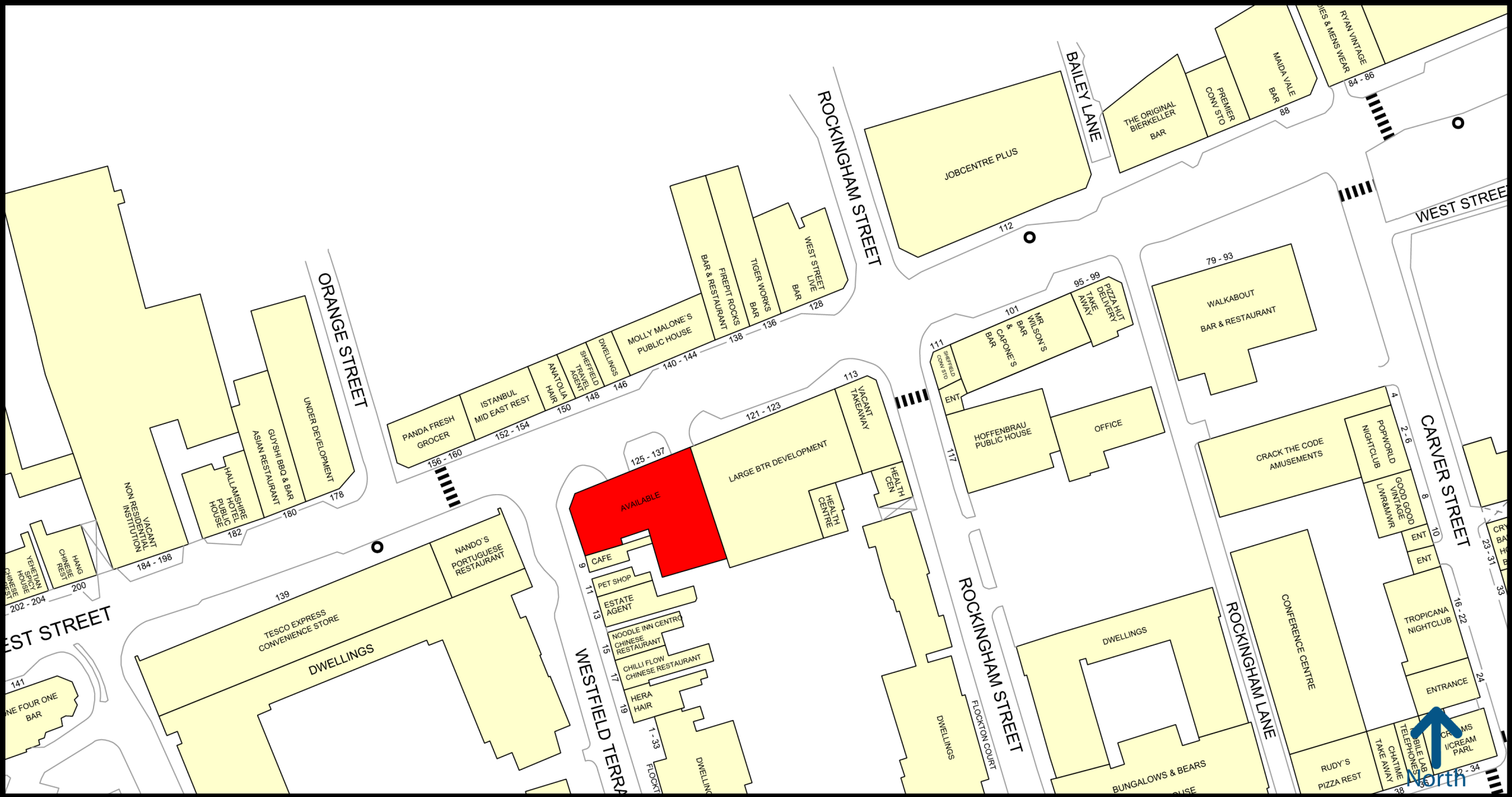
Crosthwaite Commercial

T: 0114 272 3888

## KEY POINTS:

- The unit is prominently positioned within the heart of Sheffield City Centre, positioned on West Street with a return frontage onto Westfield Terrace.
- The property benefits from a wide frontage and great visibility onto West Street in addition to great public transport links with a bus and tram stop on the doorstep.
- Operators on West Street include Nando's, Tesco, Guyshi Bar & BBQ, Istanbul Restaurant, Molly Malone's Tavern, Tsuki, The Four Leaf and Slug and Lettuce.





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