

**INVESTMENT PREMISES
575 ATTERCLIFFE ROAD
SHEFFIELD**



- Prominent location fronting Attercliffe Road (A6178)
- Let on a lease until February 2029, with no tenant break options
- Current rent £25,000 per annum
- Fixed rent increase to £28,000 per annum in August 2026

FOR SALE - £375,000

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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575 ATTERCLIFFE ROAD
SHEFFIELD**

1. LOCATION:

The property occupies a prominent location on the corner of Oakes Green and Attercliffe Road (A6178), which to the south-west leads to Sheffield city centre, which is situated approximately 3 miles distant. To the north-east the A6178 leads to Junction 34 of the M1 Motorway, which is situated approximately 2 miles distant.

The property is situated in a local retailing area. Nearby there are industrial users and residential properties.

2. GENERAL DESCRIPTION:

The premises provide a former public house which is currently used as a Shisha Lounge, providing accommodation over basement, ground and first floor levels. The property has been rendered and painted and has a pitched slate covered roof.

The ground floor provides an open Shisha Lounge, situated off which there is a bar/counter, stores and a kitchen and separate ladies and gents WC facilities. Situated off the ground floor is a single storey extension providing storage with electrically operated security shutters.

The first floor provides an open lounge/function room and an office. Also at first floor level is the former manager's living accommodation, providing a lounge, bedroom and shower room.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:

BASEMENT

Cellar 1	20.72m ² (223 sq. ft.)
Cellar 2	15.14m ² (163 sq. ft.)
Cellar 3	3.25m ² (35 sq. ft.)
Cellar 4	8.36m ² (90 sq. ft.)
TOTAL BASEMENT FLOOR AREA	47.47M² (511 SQ. FT.)

GROUND FLOOR

Shisha Lounge	167.59m ² (1,804 sq. ft.)
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Bar/Counter	19.04m ² (205 sq. ft.)
Conservatory/Store	36.60m ² (394 sq. ft.)
Store	2.32m ² (25 sq. ft.)
Kitchen	28.61m ² (308 sq. ft.)
Ladies WC	2.79m ² (30 sq. ft.)
Gents WC	3.25m ² (35 sq. ft.)
Office/Cloakroom	3.16m ² (34 sq. ft.)
Store	1.21m ² (13 sq. ft.)
TOTAL GROUND FLOOR AREA	264.57M² (2,848 SQ. FT.)

FIRST FLOOR COMMERCIAL PREMISES

Function Room	120.12m ² (1,293 sq. ft.)
Office	5.95m ² (64 sq. ft.)
Ladies WC	7.25m ² (78 sq. ft.)
Gents WC	8.36m ² (90 sq. ft.)
Store	5.30m ² (57 sq. ft.)
TOTAL FIRST FLOOR AREA OF COMMERCIAL PREMISES	146.98M² (1,582 SQ. FT.)

FIRST FLOOR RESIDENTIAL ACCOMMODATION

Lounge	17.19m ² (185 sq. ft.)
Bedroom	6.87m ² (74 sq. ft.)
Shower Room	3.34m ² (36 sq. ft.)
TOTAL FIRST FLOOR AREA OF RESIDENTIAL ACCOMMODATION	27.40M² (295 SQ. FT.)

4. RATING:

The rating authority is Sheffield City Council. We have inspected the Valuation Office website which states the property has the following Rateable Values:

Ground Floor – Rateable Value £20,000 (Club and Premises)

First Floor – Rateable Value £19,250 (Club and Premises)

The Uniform Business Rate for 2026/27 is £0.480. There is an additional lower rate for leisure, retail and hospitality occupiers, alongside the continuation of small business rate

relief for eligible occupiers. Interested parties should seek verification from the local authority to establish the actual amount payable.

5. SERVICES:

We understand the premises benefit from all mains services and are heated by two Glow-worm 30 CI boilers located within the ladies WC at ground level.

No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

6. TENANCIES:

The entire property is let to an individual, with an individual acting as a guarantor, on a lease for a term of 7 years from 15 February 2022, at a current rent of £25,000 per annum exclusive, which is to increase to £28,000 per annum on 15 August 2026. The tenant is responsible for all repairs and maintenance to the premises and is to reimburse the landlord for the buildings insurance premium.

A copy of the lease is available upon request.

7. TENURE:

We understand the property is freehold.

8. TERMS:

The property is offered for sale, subject to the existing tenancy, at £375,000.

9. EPC:

The property has an Energy Rating of C (66).

10. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 30 April 2026

MISREPRESENTATION ACT 1967

Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.