



### FORMER BREWDOG, 108-110 DEVONSHIRE STREET, SHEFFIELD, S3 7SF

- Busy town centre pitch with strong footfall, near University of Sheffield Campus
- Fully fitted and virtually ready to trade
- Licenced to sell alcohol from 10:00am until 1:00am everyday
- Nearby national occupiers include:- KFC, Subway and Greene King
- Lease expires October 2033

### LEASEHOLD ASSIGNMENT PREMIUM OFFERS INVITED SUBJECT TO CONTRACT

Sole Selling Agent  
**COUNL469**

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## Location

Prominently located in Sheffield city centre, approximately 400 metres east of the University of Sheffield. The property fronts Devonshire Street, close to its junction with Eldon Street, and is surrounded by a mix of national and independent occupiers, including: - Subway, Greene King, and KFC. Sheffield Railway Station is situated approximately 900 metres to the east.

A location plan is attached.

## [Link to Street View](#)

## Description

The premises is arranged over the ground floor only. It includes a fitted kitchen equipped with an electric pizza oven (without extraction), customer WCs, an office, and an elevated cold beer store. Excellent service area to rear.

<b>Total Gross Internal Area</b>	175 sq m (1,885 sq ft)
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NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Licensing

Permitted to sell alcohol from 10:00am until 1:00am every day. No requirement to sell food with alcohol.

## Planning

The property is not listed and not situated within a conservation area.

## Rating Assessment

Listed as 'Wine Bar and Premises' with a rateable value of £54,000, rates payable circa £29,500 for 2025/26.

## Tenure

Lease expires October 2033, rent passing £49,000 per annum.

NB: the 3<sup>rd</sup> October 2023 rent review remains outstanding.

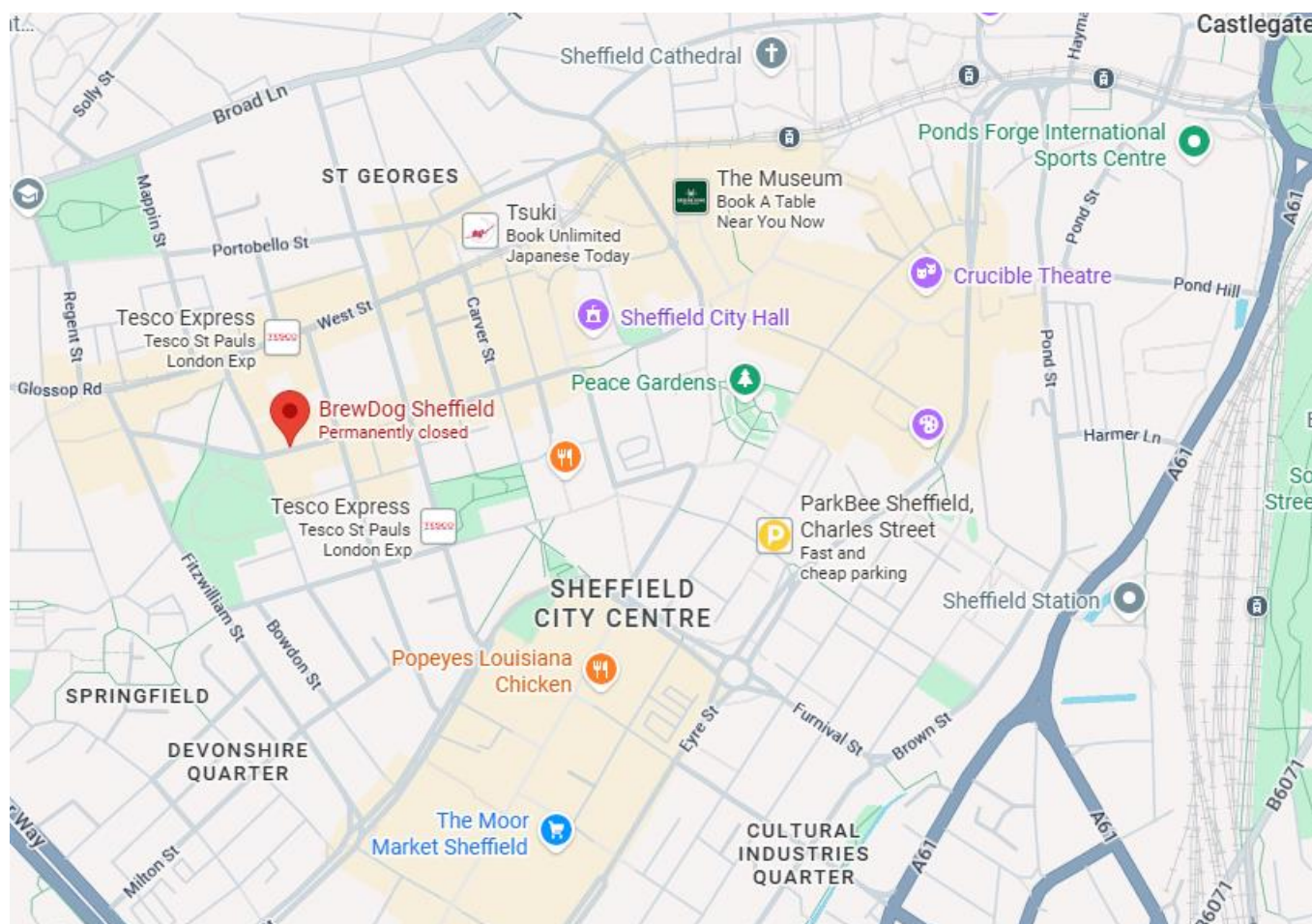
## Further Information & Viewings

The venue is currently closed, and external inspections are encouraged in the first instance.

For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com) or James Grimes on 07989 986388 / email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)



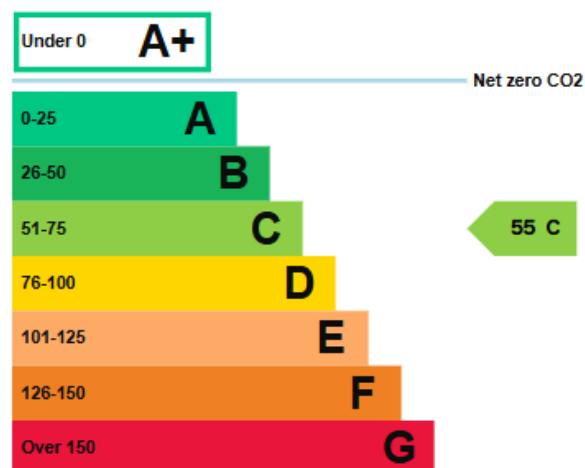
## Location Plan - [Link to Location Map](#)



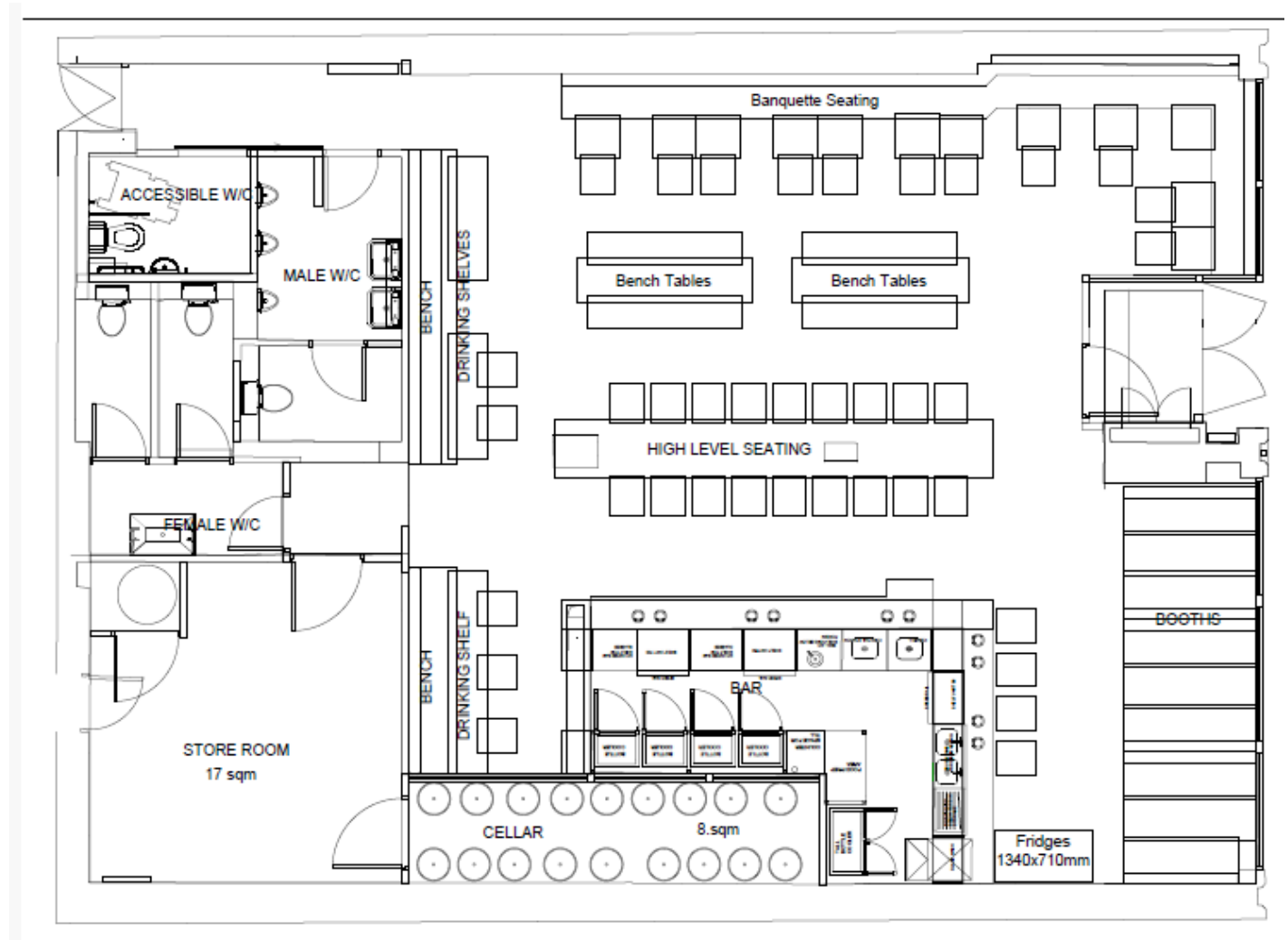
Google Maps. Not to scale - Provided for indicative purposes.

## EPC

This property's energy rating is C.



## Floor Plans



Not to scale - Provided for indicative purposes.



## Internal Photos

