# Castle House, Angel Street

SHEFFIELD, S3 8LN

## 16,889 Sq Ft

(1,568.99 Sq M)

QUOTING TERMS

**Rent On Application**







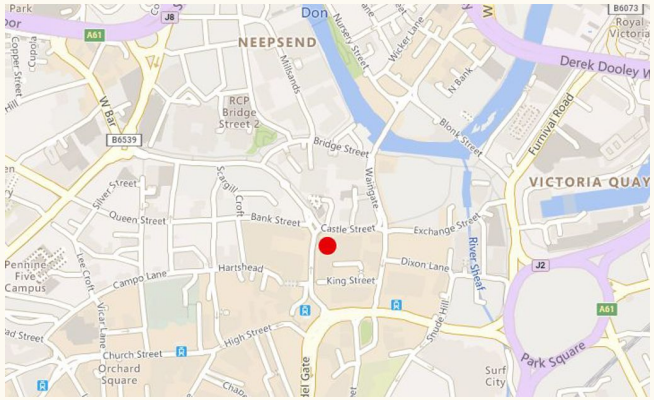



# Castle House, Angel Street
# Sheffield, S3 8LN

## LOCATION

Castle House is pioneering the transformation of Castlegate, the fast developing, original historic heart of Sheffield.

Situated adjacent to Sheffield City Council's Castlegate Park regeneration scheme, which will open early 2028 providing the city centre with a brand new, open park and high quality public realm. Surrounding occupiers include Tenpin Bowling & Arcade, National Video Game Museum and Sheffield Hallam University.




## DESCRIPTION

FULLY FITTED OPPORTUNITY

We are seeking a new operator for this unique opportunity in Sheffield City Centre, as we launch this property to the market, repositioning it from its former uses to a new leading, high quality destination. This iconic, brutalist building was home to the Brightside & Carbrook Co-Op board and a remarkable 'silver service' restaurant which was the talk of the town in the 60's.

This property has had substantial investment from the Landlord and is fully fitted and ready for operation with nominal works required.

## ACCOMMODATION

| Area | Sq M | Sq Ft |
|---|---|---|
| Ground Floor | 1,568.99 | 16,889 |

## TERMS & INFORMATION

### Terms

We are seeking the right occupier who shares the vision of bringing Castle House back to a thriving leisure destination. As such, we are open to discussions on any proposed lease structure for occupation.

### EPC Rating

EPC Available upon request

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## Further Information

**cpp.uk**

**Rob Darrington MRICS**
07506 119 770
rob@cpp.uk



**Alfie Broughton**
07887 492745
Alfie@cpp.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.