

Sheffield City Council

Exchange Street, Sheffield - 'Trueloves Gutter'



Castlegate Escape Event Exchange St 2018

(photo James Reilly)

Invitation for Expressions of Interest

0114 205 3449 | propertyservices@sheffield.gov.uk
www.sheffield.gov.uk/property



Background

Castlegate is an area rich in history. As the original historic core of Sheffield, it includes the remains of Sheffield castle, the **Old Town Hall** and the currently hidden **River Sheaf**. For many centuries it has been the stage for sieges and battles, political meetings, markets, fairs, theatres and circuses. '**Trueloves Gutter**' is an ancient Castlegate street name which has been revived for this project.

Exchange Street is one of the principal streets of Castlegate, an area in the city centre which is being transformed from large floorplate, high street retail to an exciting mixed use neighbourhood of tech, creative and arts spaces alongside new residential, hotel and leisure developments. This transformation is being supported by investment in the main public spaces including Fitzalan Sq, Exchange Place and Castlegate as part of the wider strategy to diversify the city centre experience and promote a distinctive local offer.

Re-purposing of the area's stock of relatively new C20th landmark buildings has already begun, with a variety of new work opportunities in the tech and creative sectors, residential and leisure uses. Leading examples include the regeneration of the Castle House Co-op department store as the **Kollider** Co-working centre and the former Transport Offices as **Exchange Place** studios, now home to over 80 makers.

Exchange Street is already home to a number of creative and music start-ups in vacant shops, supported by the ReNew Sheffield Programme. For example **Plot 22/Ritetrax** and **Delicious Clam Records** offer performance and production space to musicians and other creative enterprises, **Bright Box/Girls with Drills** provides makerspace aimed at harder to reach young people and **Speakeasy** in the former Bal Fashions is a new café bar and venue used for a wide range of events.

Building on this early activity, an opportunity has now arisen to expand the temporary installations on Exchange St to promote regeneration, create footfall and improve market confidence for more permanent development.

The regeneration of Castlegate is guided and supported by the Castlegate Partnership comprising the Friends of Sheffield Castle and of the Old Town Hall, Universities of Sheffield and Sheffield-Hallam, local businesses, hotels and developers, the Environment Agency, Canal and River Trust, Culture Consortium and Museums & Galleries Sheffield.

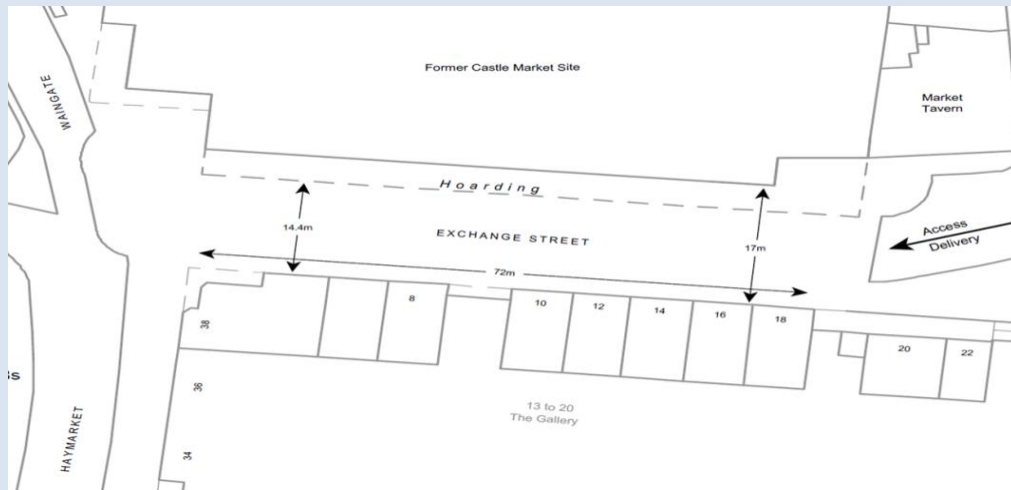


Castlegate Escape Food Stall 2018

Photo James Reilly

The Site

The site is located to the North of the City Centre in the Castlegate area. It comprises a section of Exchange St a space of 1.224 sq m (17 x 72 m). The street is pedestrianised but remains public highway with vehicle access permitted only for operational servicing. Temporary barriers are in place to prevent unauthorised vehicle parking.



Site Plan

Site Constraints

The northern side of the street is currently closed off by a timber hoarding protecting a significant drop into the former Castle Market basement area. **Any installation must include measures to secure this edge.**

Whilst structurally stable, the enclosed area behind the hoarding sits on top of a fragment of the basement area of the former Castle Market with a significant change of level. This area cannot support any substantial additional loading without further structural assessment.

Any installation must allow at least a 4 meter wide continuous corridor on the built up side for pedestrians and occasional vehicle access to the existing premises for maintenance and fire access.

Vehicle access for construction and servicing of all spaces is to be from lower Exchange St /Exchange Place only. No vehicle access will be permitted from Waingate.

All services are present in Exchange St but will require new connections. Two more accessible external electric supply cabinets are also located on the eastern gable of the Freiweit Restaurant in Exchange St previously supplying the Setts Market and an illuminated hoarding but the loading capacity is not known.



Exchange St north side showing undercroft area behind hoarding.

Preferred Uses

Sheffield City Council is seeking proposals to support start-ups, increase footfall, activity and vibrancy, building on the initial work undertaken to date and linking the Castle Site to the investment at Castle House by Kollider. Proposals are invited which will create low cost/low risk spaces where a range of projects, small businesses, social enterprises and established independents can thrive.

Preferred uses could include:

- Food and Drink (hot or cold, sit-in or takeaway)
- Small specialist retail/craft/services eg bike shop,
- Performance and events (public with occasional private hire)
- Community activities
- Small Office/studio/Workspaces (preferably on upper floors with activity on ground)

The Council is particularly keen to see some space offered to new start-ups from the immediate vicinity which includes the communities of Pitsmoor, Burngeave, Park and Manor and is interested in how this could be facilitated as a part of a sustainable business plan.

No particular design or material is prescribed but all structures must be temporary and demountable. Converted shipping containers are a good example but other light timber or metal structures may be accepted.

Terms

The site is offered on a four year licence subject to an annual review and with possible but not guaranteed extensions.

An initial rent-free period may be offered to allow the developer to recoup set-up costs but thereafter a commercial rent will be charged. The operator is invited to make a financial proposal.

The operator is responsible for obtaining specific Planning, Building Regulations, Licensing and Highway permissions for their proposal and a Markets Licence if appropriate.



Exemplar – Pop Brixton

The operator will be responsible for any security, insurance, statutory compliance, repair and maintenance of the site and installations at all times.

At the termination of the licensed period the operator must remove all installations and hand over the site clear of any obstructions and in good repair.

Business Rates – business rate relief will be available for all eligible small businesses.



Exchange St Samba

Photo James Reilly

Submission of Proposals

If you wish to submit a proposal please complete a proposal form and Offer for Property Proposal Label, available on request from propertyservices@sheffield.gov.uk

- 1) Offers should be submitted by 12 noon on Friday 24th May 2019 in writing using the Proposal form in a sealed envelope clearly marked with an 'Offer for Property' label, but with no other identifying marks.
- 2) Proposals should be delivered to Sheffield City Council Property Services, Level 3 Moorfoot Building, Sheffield S1 4PL. Proposals should be posted by recorded delivery or delivered in person,

whereupon a receipt will be issued, to ensure that there is a record of delivery.

- 3) Alternatively proposals may be emailed to propertyservices@sheffield.gov.uk. Please include the following within the email subject box: **Exchange Street – Closing date 12 noon Friday 14th June 2019.**
- 4) Offers received after this date may be disqualified
- 5) The proposal should be accompanied by the following information:
 - Outline of proposals and proposed approach including plans and elevations showing proposed installations, proposed uses and materials
 - Outline of previous experience and/or similar schemes
 - Proposed source of funding/finance
 - Process and timeframe for any approvals
 - Outline business plan with proposed costs, income, types occupier/activities/event programme, opening days and hours
 - Management and Lettings policy and structure
 - Timeline for delivery
 - Financial offer
- 6) The Council reserves the right not to accept the highest or indeed any offer or proposal made. All costs involved in preparing the proposal will be at the bidders expense. The acceptance of any proposal is subject to the approval of the City Council
- 7) The City Council will select a proposal based on the proposed use, financial offer, funding availability, track record and deliverability of the proposed scheme

Viewing and Further information

The site is open for inspection from the public highway at the prospective purchaser's convenience. For general enquiries please contact Property Services Help Desk on 0114 2735621. For more detailed enquiries please contact Simon Ogden, Castlegate Programme Director Email: simon.ogden@sheffield.gov.uk Tel: 0114 2734189

Reservations

No information contained in this document or any other written or oral information made available to any interested party or its advisers shall form the basis for any warranty, representation or term of any contract by the City Council with any third party.

The City Council reserves the right not to follow up this invitation in any way and/or withdraw from the selection process at any stage and no expense incurred by any person in responding to the invitation and preparing an expression of interest will be reimbursed.

MISREPRESENTATION ACT 1967 Sheffield City Council gives notice that (1) these particulars do not constitute any part of an offer or a contract. (2) Statements contained in these particulars as to this property are made without responsibility on the part of the City Council. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. (4) Any intending purchasers or lessees or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) Sheffield City Council does not make or give nor does any person in its employment have any authority to make or give any representation or warranty in relation to this property

Photo James Reilly

