

OPERATIONAL STUDENT INVESTMENT OPPORTUNITY

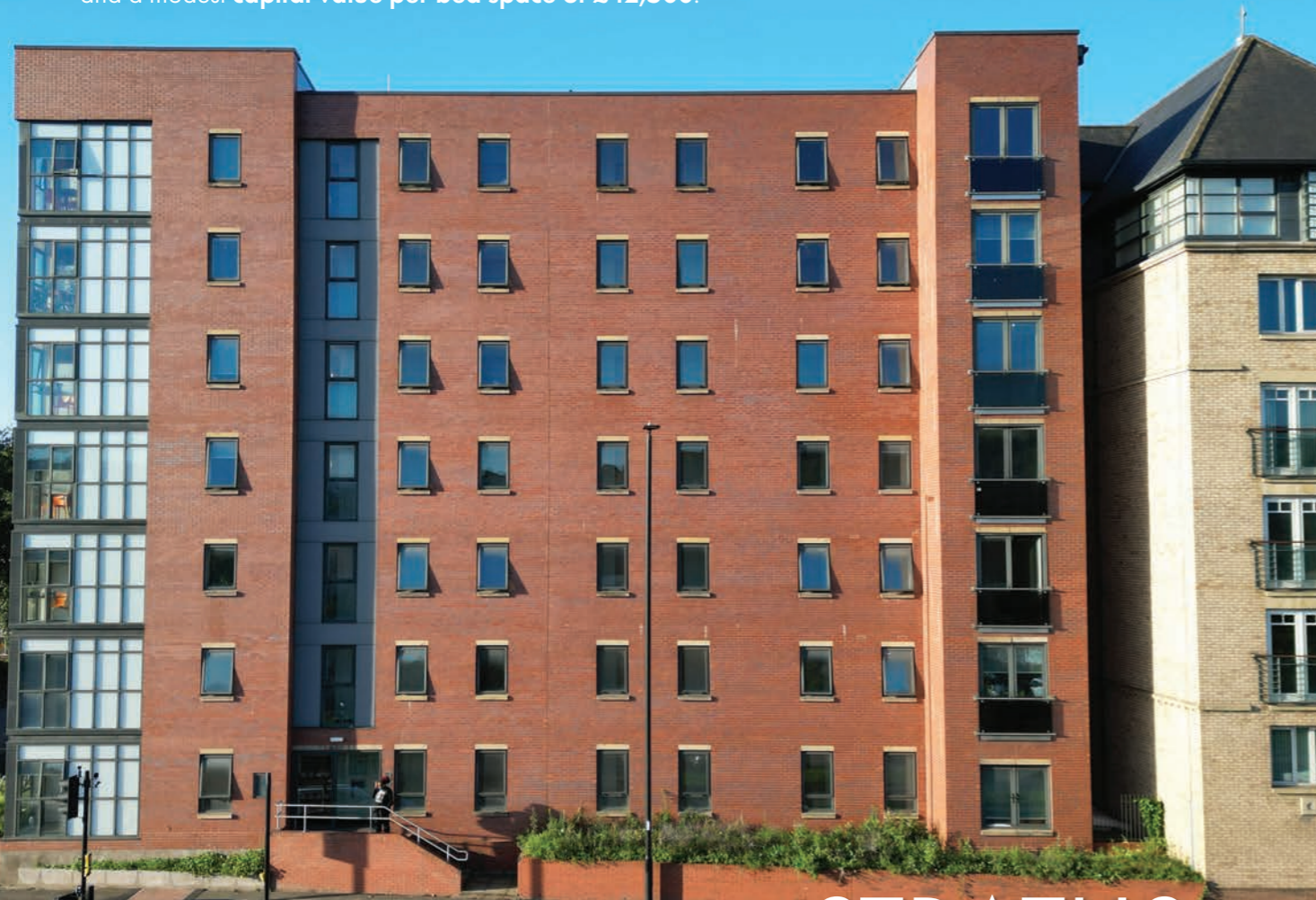
STRATUS

CROSS BEDFORD STREET / PENSITONE ROAD
SHEFFIELD | S6 3BQ



INVESTMENT SUMMARY

- Rare opportunity to acquire a **purpose built student accommodation block**, occupying a highly prominent position fronting onto Penistone Road (A61), approximately 1.5 miles north of the City Centre.
- The property benefits from **excellent transport connections** with frequent bus and tram services available from Shalesmoor to the City Centre, Sheffield Rail Station and Meadowhall Shopping Centre.
- Sheffield is home to The University of Sheffield (part of the Russell Group) and Sheffield Hallam University with a substantial full time population of **more than 60,000**.
- **The University of Sheffield** is ranked **20th** and **Sheffield Hallam University** is ranked **82nd** in the Times Good University Guide.
- Built in 2012, this seven storey development comprises a **total of 80 units**, arranged as **66 en-suite pods** with shared kitchen areas, together with **7 self-contained two bed cluster apartments**.
- Freehold.
- Current gross rent is **£274,079 per annum**, with rates ranging from **£85.00 to £95.00 per week** for the en-suites rooms and **£120.00 - £130.00 per week** for the two bedroom apartments.
- There are currently 10 vacant en-suite rooms and one vacant 2 two bed apartment, providing the opportunity to grow the income.
- We have been instructed to seek offers **in excess of £3,400,000 (Three Million, Four Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects a **gross yield of 8.06%** and a modest **capital value per bed space of £42,500**.



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LOCATION

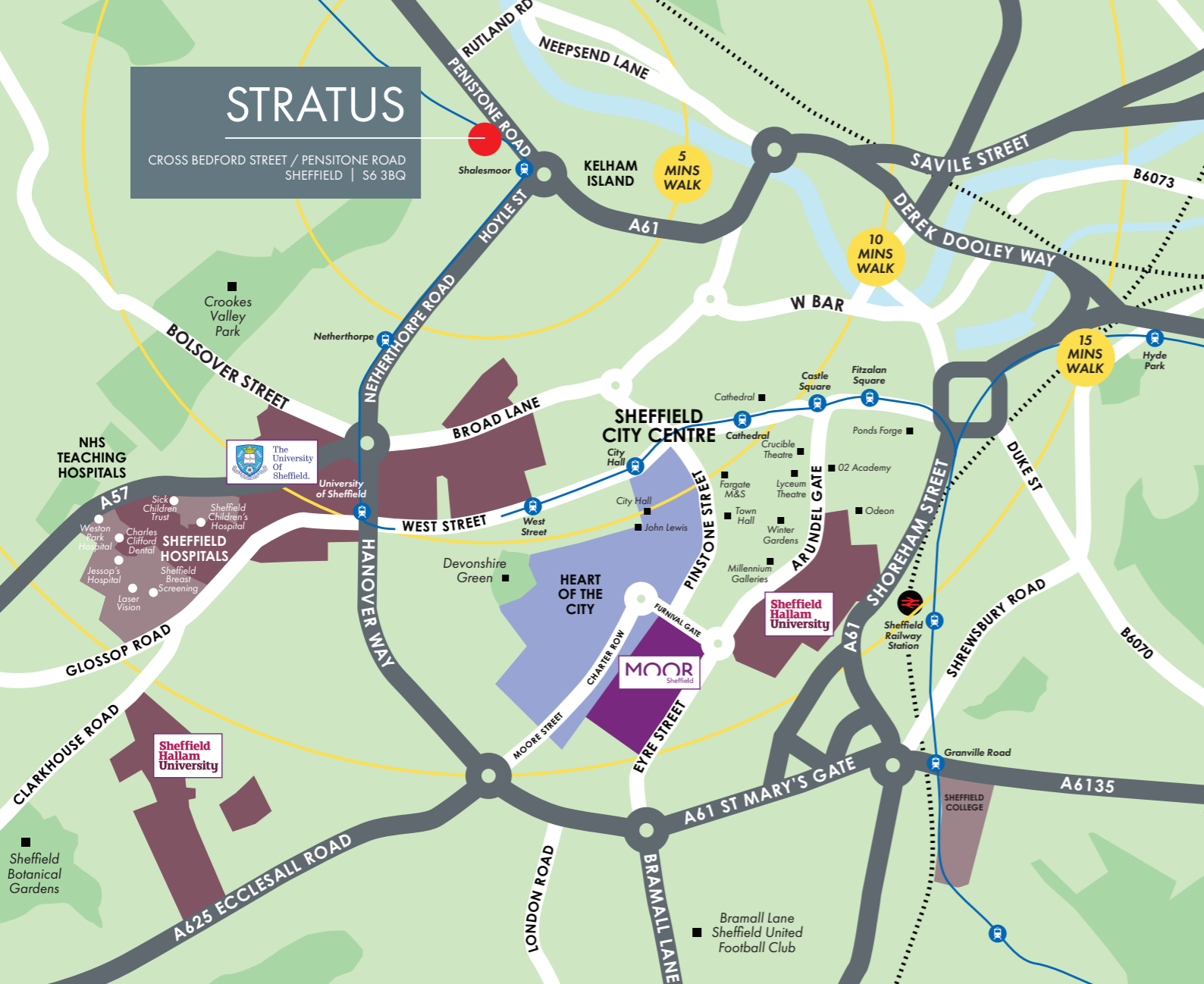
Sheffield is England's fourth largest city and the commercial, administrative and retail centre of South Yorkshire, with an urban area population of approximately 640,000 and an estimated catchment of 1.4 million. The city is strategically located 33 miles (53 km) south of Leeds, 38 miles (61 km) east of Manchester and 150 miles (240 km) north of London, and benefits from its central location within the UK, adjacent to the M1 motorway.

The city enjoys excellent access to the national motorway network, with Junctions 31 to 35 of the M1 on the eastern fringe of the city, providing direct access to the north (Leeds, Barnsley and Wakefield) and south (Nottingham, Milton Keynes and London). In addition, the M18, accessed at Junction 32 of the M1, provides direct access to the Humber region, while the A57 and M67 provide access to Manchester.

Sheffield has benefitted from a growth in cultural and tourist attractions including The Millennium Gardens, The English Institute of Sport, Sheffield Arena, and more latterly the Olympic Legacy Park, which aims to establish a world leading centre of excellence for research and innovation in health and wellbeing and medical technology.

Also in the city centre, Sheffield City Council's £480m Heart of the City II transformation is set to complete by 2025, creating 1.5 million sq ft of new individually designed and repurposed buildings across 17 acres surrounded by enlivened streets and public space.

The Sheffield City Region (now known as the South Yorkshire Mayoral Combined Authority) has a young and dynamic workforce, with a working population of approximately 906,000. It has a strong skills base in manufacturing, IT, creative and digital industries, aviation, engineering and logistics, which is to be bolstered by the announcement of the new South Yorkshire Investment Zone, the first in the UK to be set up by the Government, creating an expected 8,000 new jobs and bringing £1.2bn of private investment to the region by 2030.



SHEFFIELD UNIVERSITIES

Sheffield is a major educational centre with a student population of approximately 60,000 between the University of Sheffield (part of the Russell Group) and Sheffield Hallam University (the 6th largest University in the UK). Both universities continue to grow and invest in the city. With their research and graduates the universities have been instrumental in fuelling the growth at the Advanced Manufacturing Park, working with a wide range of manufacturers including global companies such as Rolls-Royce, Boeing and McLaren.

The University of Sheffield

The University of Sheffield is a multi-campus university and is the 16th largest university in the UK based on student numbers. It is organised into five academic faculties and was ranked 12th in the UK amongst multi-faculty institutions for the quality of its education.

Sheffield Hallam University

Sheffield Hallam University is one of the UK's largest and most diverse universities with over 700 courses available.

The University's new city centre campus is to comprise three new net-zero buildings, delivering state of the art facilities for students and staff, as well as enhancing a major gateway to Sheffield City Centre from Sheffield Station.

The buildings will provide a new home for the Sheffield Business School, the College of Social Sciences and Arts including SHU Law, the University's not-for-profit teaching law firm, together with a South Yorkshire Institute of Technology.

The first phase of the development is due to be completed by Spring 2024, with future phases of the campus seeing further redevelopment and refurbishment of the city centre campus, enabling teaching, learning and research activity to be relocated from the Collegiate campus over a number of years.



SITUATION

The property is situated approximately 1.5 miles north of Sheffield City Centre, occupying a highly prominent position on the corner of Bedford Street and Cross Bedford Street with a frontage onto Penistone Road (A61), which is the main arterial route connecting the city centre to the north western suburbs and Junction 36 of the M1 Motorway.

The surrounding area is mixed-use in nature, with a range of retail, trade and traditional commercial uses along Penistone Road, while the thriving Kelham Island district is a short distance to the south, which, alongside exciting new residential developments, boasts an array of independent food halls, bars and cafes, centred around the Kelham Island Museum.

The property also benefits from excellent transport connections with frequent bus and tram services available from Shalesmoor to the City Centre via the Infirmary Road tram stop, just a 1 minute walk away, and on to Sheffield Rail Station and Meadowhall Shopping Centre.



DESCRIPTION

Built in 2012, this seven storey development comprises a total of 80 units, arranged as 66 en-suite pods with shared kitchen areas, together with 7 self-contained two bed cluster apartments. Each room contains a bed, workstation, Internet access, wardrobe and en-suite facilities. The property has lift access to all floors.

The property also has on site secure bicycle and laundry facilities.

The property is heated by a recently installed eco-friendly biomass fuel system.

ACCOMMODATION

The property provides the following accommodation.

Floor	Accommodation Type	No. of Beds
Ground	En-suite Cluster	10
Ground	Two Bedroom Apartment	2
First	En-suite Cluster	10
First	Two Bedroom Apartment	2
Second	En-suite Cluster	11
Second	Two Bedroom Apartment	2
Third	En-suite Cluster	11
Third	Two Bedroom Apartment	2
Fourth	En-suite Cluster	9
Fourth	Two Bedroom Apartment	2
Fifth	En-suite Cluster	9
Fifth	Two Bedroom Apartment	2
Sixth	En-suite Cluster	6
Sixth	Two Bedroom Apartment	2
Total		80

66 en-suite pods

+

7 self-contained two bed cluster apartments



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TENURE

Freehold.

TENANCY

The current contracted rent is £274,079 per annum, with rates ranging from £85.00 to £95.00 per week for the en-suite rooms and £120.00 - £130.00 per week for the two bedroom apartments. All rents are inclusive of utilities and broadband.

There are currently 10 vacant en-suite rooms and one vacant 2 two bed apartment, providing the opportunity to grow the income.

The property is now professionally managed by Cloud Student Homes.

The tenancy schedule is available in the data room.





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VAT

The property is elected for VAT and it is envisaged that the transaction will be structured as a Transfer of a Going Concern (TOGC).

EPC

Copy EPC's can be made available upon request.

DATA ROOM

Access is available upon request.

ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.

PROPOSAL

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FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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