

29, Club Street, Sheffield, S11 8DE

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DESCRIPTION

ATTENTION INVESTORS - A spacious, student property that is currently let as a three bedroom property, generating £13,716 per annum (£381 per person per month) and which is currently let until June 2026. There is the potential to add further income if the other rooms are let, with a possible income of £22,860 per annum. The property is ideally placed for the student market, within an easy walk to the Collegiate Campus of Sheffield Hallam, the main university facilities in the city centre and Sheffield University's main buildings that are located around the top of Hanover Way and West Street. The excellent amenities that are found on the nearby Ecclesall and London Roads will also be a great lure for most tenants.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Gas central heating and modern UPVC double glazing combine to produce an EPC rating of C72.
- Over 1200 square feet of accommodation laid out over three floors.
- Currently let as a three bed at £381 per person, per month which equates to £13,716 per annum - If fully as a five bed let this could rise to £22,860 per annum.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.