



PANTERA
PROPERTY

FOR SALE



WESLEY HOUSE, HIGHFIELD PLACE, SHEFFIELD, S2 4UR

Price - OIRO £895,000

3 Apartments providing 23 beds

Fully let residential investment opportunity located in Sheffield

SALE CONSIDERATIONS

- Stunning period building providing a 23 bed residential accommodation investment opportunity over 3 flats.
- Arranged over basement, ground and first floor
- Situated in a very popular area near Abbeydale road which has a varied and vibrant retail, leisure and hospitality offering
- The Freehold interest is available for sale.
- Title number SYK189484
- Grade II listed
- Offers in the region of £895,000 subject to contract
- Fully let to Four Trees Lettings (company number 11380321)
- Gross income of £95,910 per annum. Outgoing costs are utilities and council tax totalling £28,724 per annum
- The tenant, Four Trees Lettings, let and manage the property and guarantee a rent of £347.50 per room per month.
- A purchase at this level would reflect a Net Yield of 7.23% (assuming commercial stamp duty of £34,250 - 3.83%)
- Potential to increase rental income to £117,300 per annum giving rise to a Net Yield of 9.53%



LOCATION

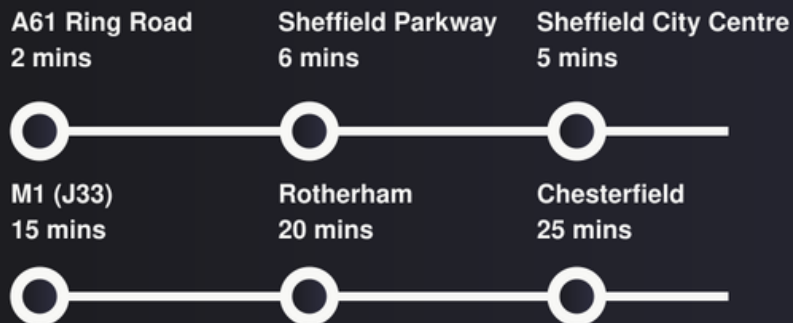
The property is located on Abbeydale Road, which is one of the main arterial routes leading to and from Sheffield City Centre to the south western suburbs.

The area is located less than 1 mile south west of Sheffield City Centre, and is within a local suburb of largely independent retailers and restaurants on London road.

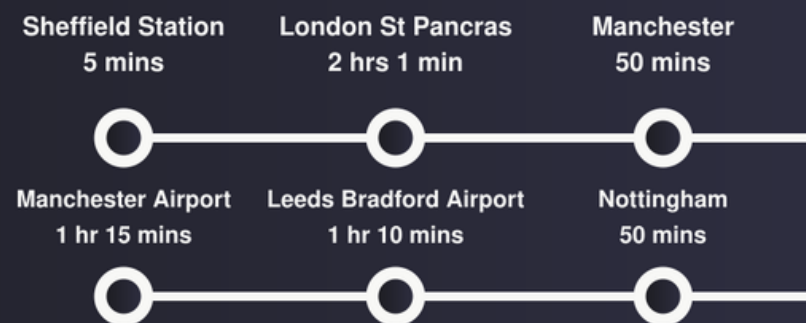
The area has a high concentration of residential occupants and commercial operators including retailers, cafes, restaurants and hot food uses.



ROAD CONNECTIONS



RAIL & AIR LINKS



DESCRIPTION

The property is a stunning grade II listed period building of stone construction with a grand presence fronting onto Highfield Place set under a pitched slate roof. Arranged over ground floor, first and second floor the property extends to a total of 4,864 sq ft (GIA) with the main entrance from Highfield Place leading to the first floor. A separate rear entrance is at ground floor. (plans available on request)

Internally the property is utilised to offer 23 bedrooms. The whole property has recently undergone a full refurbishment and redecoration with all appliances being upgraded. Each floor has its own kitchen and bathroom facilities essentially creating 3 separate flats.

The property complies with all current regulations for HMO's and other associated legislation. The property is currently fully let

The property is owned on a Freehold basis,
Land Registry Title (SYK189484)



PRICE

Offers in the region of £895,000 subject to contract and exclusive of VAT if applicable

ESTIMATED RENTAL VALUE

The property has an Estimated Rental Value of £117,300 per annum subject to asset management

EPC

EPC certificates available upon request

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



CONTACTS



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**PANTERA
PROPERTY**



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DISCLAIMER

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Any areas, measurements or distances are approximate.

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Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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