

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## SHEFFIELD PROPERTY PORTFOLIO

FOR SALE BY PRIVATE TREATY  
AS A WHOLE OR IN INDIVIDUAL LOTS

Hudson House, 9 Newbould Lane, Broomhill, Sheffield S10 2PJ

The Old Vicarage, 104 Upperthorpe, Lower Walkley, Sheffield S6 3NE

45 Barber Road, Crookesmoor, Sheffield S10 1EA

74 Burns Road, Commonsides, Sheffield S6 3GL

31 Doe Quarry Lane, Dinnington, Sheffield S21 2NJ

**CURRENT ANNUAL INCOME APPROXIMATELY £200,000 PER ANNUM**

Student letting properties are associated to and approved by local university website, with the majority already re-let for the 2016/17 academic year

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## Hudson House, 9 Newbould Lane, Broomhill, Sheffield S10 2PJ

Includes first and second floor of number 7 Newbould lane.



- **Substantial stone built semi detached property**
- **Includes first and second floors of 7 Newbould Lane**
- **Prime letting area**
- **Walking distance of main teaching hospitals, university and leading city schools**
- **Established conversion into apartments and studios**
- **Assured shorthold tenancies**
- **Weekly income £1,617**
- **Annual income £84,084**

### LOCATION

The property occupies a main road position opposite King Edward VII Secondary School, and overlooking Sheffield Girls High School at the rear close to Broomhill shopping centre on the western side of the city some two miles from the central shopping and business district. See location plan.

### ACCOMMODATION

Ground floor apartment contained within number 7 is in separate ownership.

### Ground floor

Side porch, hallway with stairs to upper floors and basement access

**Apartment A:** Entrance lobby, bay windowed bed sitting room with kitchen area 4.68m x 5.04m, shower room with WC and wash basin.

**Apartment B:** Entrance hall, bed sitting room 4.24m x 4.63m with kitchen area, shower room with WC and wash basin

**Apartment C:** Entrance hall, two double bedrooms, dining kitchen, bathroom/WC

### Lower ground floor

Range of cellars

### First floor Landing

**Apartment E:** Hall, dining kitchen 3.18m x 2.61m, Bedroom one 4.64m x 3.32m, Bedroom two 4.68m x 2.09m, Bathroom/WC

**Apartment F:** Hall, dining kitchen 3.20m x 2.51m, Bedroom one 4.28m x 3.13m, Bedroom two 4.72m x 3.37m, Bathroom/WC

### First floor

**Apartment H:** Hall, living room/ Kitchen 3.50m x 6.95m, Bedroom one 3.96m x 4.36m

### Second floor Landing

Bedroom two 4.36m x 3.52m, Bedroom three 4.45m x 3.81m, Bedroom four 3.52m x 3.79m, cloakroom with wash basin & WC, bathroom with shower, wash basin and WC, Bedroom five 3.54m x 4.43m, Bedroom six 4.01m x 3.91m, separate shower room

**Apartment G:** First floor – hall, living room/Kitchen 3.46m x 6.96m, Bedroom. Second floor – landing, five double bedrooms, cloakroom

with wash basin and WC, bathroom with shower and WC, separate shower room

**Apartment D:** (approached from the rear of the property)

Ground floor Living room kitchen, double bedroom, bathroom with shower & WC

### Outside

Driveway and forecourt parking for approximately 5 vehicles, rear yard

### SERVICES

All mains services are connected and drainage into the public sewer and each flat has an independent central heating system. There are fire alarms, smoke detectors and emergency lighting systems in place.

### Note

Apartment A is currently used as a lettings office and any ongoing agreement to rent will be at the discretion of the buyer.



**TENANCIES**

The apartments are let on assured shorthold tenancies as follows.

Full copies of the EPCs available to download via our website

**PRICE GUIDE £825,000**

|              | Weekly Rent            | Annual Income            | EPC Rating               |
|--------------|------------------------|--------------------------|--------------------------|
| Apartment A  | (£85)                  | (£4,420)                 | Prospective letting only |
| Apartment B  | £80                    | £4,160                   | C                        |
| Apartment C  | 2 x £75                | £7,800                   | C                        |
| Apartment D  | £90                    | £4,680                   | D                        |
| Apartment E  | 2 x £75                | £7,800                   | C                        |
| Apartment F  | 2 x £75                | £7,800                   | D                        |
| Apartment G  | 6 x £76                | £23,712                  | D                        |
| Apartment H  | 6 x £76                | £24,648                  | E                        |
| <b>TOTAL</b> | <b>£1,617 per week</b> | <b>£84,084 per annum</b> |                          |



## 45 Barber Road, Crookesmoor, Sheffield S10 1EA



- Bay windows mid-terraced house
- Prime university letting area
- Let to six students at £80 per week each
- Annual income £24,960 (2016/17)

### LOCATION

Barber Road runs off Crookesmoor Road and the property is located on the left hand side four houses down from The Nook.

### ACCOMMODATION

#### Ground floor

Entrance hall, living room, kitchen, front bedroom with bay window

#### Basement

Two cellars

#### First floor

Landing, two double bedrooms, one single bedroom, bathroom with wash basin & WC, shower room with wash basin & WC

#### Second floor

Landing, two bedrooms

#### Outside

Forecourt, rear yard/garden area

### SERVICES

All mains services are connected and drainage into the public sewer and there is gas fired central heating system.

### EPC RATING

The property has an EPC rating of E and a full copy of the certificate is available via our website

### TENANCIES

The property is let for the 2016/17 academic year to six students at £80 per week each.

**PRICE GUIDE £240,000**



## 74 Burns Road, Commonside, Sheffield S6 3GL



- **Substantial end terrace**
- **Prime university letting area**
- **Let to six students at £81 per week each**
- **Annual income £25,272 (2016/17)**

### LOCATION

The property is located close to the top of Burns Road at the junction of Barber Road and is the first rendered house on the left hand side.

### ACCOMMODATION

#### Ground floor

Entrance hall, living room, kitchen, front bedroom

#### Basement

Cellar

#### First floor

Landing, cloakroom with WC, two front bedrooms, bathroom with bath, shower, wash basin & WC

#### Second floor

Front double bedroom with dormer, rear double bedroom with Velux window

#### Outside

Raised forecourt, walled rear garden

### SERVICES

All mains services are connected, the property drains into the public sewer and has the benefit of gas fired central heating.

### EPC RATING

The property has an EPC rating of E and a full copy of the certificate is available via our website.

### TENANCIES

The property is let for the 2016/17 academic year to six students at £81 per week each.

**PRICE GUIDE £240,000**



## The Old Vicarage, 104 Upperthorpe, Lower Walkley, Sheffield S6 3NE



- **Imposing former vicarage dates from 1870s previously a children's home**
- **Established conversion to apartments**
- **15 bedrooms in total**
- **Let by way of assured shorthold tenancies**
- **Annual gross income £62,556**
- **Lapsed planning for erection of a dwelling to the rear**

### ACCOMMODATION

Floor plans available

#### House A

##### Ground floor

Main entrance hall with entry phone system  
Entrance hall, dining room, kitchen, three double bedrooms, shower room with wash basin & WC

##### First Floor

Three bedrooms, dining room, shower room/WC

#### House B

##### Ground floor

Entrance hall, sitting room, kitchen, four bedrooms (3 double) shower room with wash basin & WC

##### First Floor

Three bedrooms, sitting room, shower room/WC  
Two shower rooms/WCs

#### Basement

Two cellars

**Apartment E** Bedsitting room, kitchen, shower room with cubicle, wash basin & WC

### Outside

Range of semi-derelict outbuildings

### Planning

Planning consent was granted on the 2nd August 2012 for the demolition of the outbuilding and erection of a dwellinghouse. (Ref: 12/01770) This consent has now lapsed but details can still be viewed on the Sheffield City Council website and interested parties are advised to make their own enquiries.

### SERVICES

All mains services are connected and drainage into the public sewer and each apartment with the exception of Apartment E has an independent gas fired central heating system. There are fire alarms, smoke detectors and emergency lighting systems in place.

### EPC RATING

Full copies of the EPCs are available to download via our website

**PRICE GUIDE £550,000**



### TENANCIES

The property is let as follows.

|              | Weekly Rent   | Annual Income            | EPC Rating |
|--------------|---------------|--------------------------|------------|
| Apartment A  | 6 x £85       | £26,520 inclusive        | D          |
| Apartment B  | 8 x £85       | £35,360 inclusive        | E          |
| Apartment C  |               |                          | E          |
| Apartment D  |               |                          | E          |
| Apartment E  | £85           | £4,420                   | F          |
| <b>TOTAL</b> | <b>£1,275</b> | <b>£66,300 inclusive</b> |            |

## 31 Doe Quarry Lane, Dinnington, Sheffield S26 2NJ



- End terrace house in need of modernisation
- Of interest to builders and investors

### ACCOMMODATION

#### Ground floor

Open porch  
Through lunge/Dining room  
Kitchen  
Rear lobby  
Bathroom/WC

#### First floor

Three bedrooms

### Outside

Forecourt and rear yard

### SERVICES

All mains services are connected, the property drains into the public sewer and has the benefit of gas fired central heating.

**PRICE GUIDE £28,000**

## GENERAL

### OFFER PROCEDURE

Offers are invited for the entire portfolio as well as the individual properties. Consideration will be given to the ability of prospective purchasers to proceed to exchange of contracts as well their financial status. Offers should be made in writing or email to Adrian Little FRICS FNAVA (adrian@markjenkinson.co.uk) and should include the following:

1. Intention to purchase the entire portfolio or specific properties
2. The name in which the purchase is to be made, whether it be a company or personal
3. Address – this must correspond with ID document that will be requested
4. Solicitor acting
5. Method of funding

### TENANCY AGREEMENTS AND CURRENT MANAGEMENT

The Broomhill Property shop on Glossop Road has been appointed to manage the portfolio whilst for sale and the tenancy details referred to at the time of going to print were correct. It is possible that changes will occur during and updates will be given.

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INDEPENDENT PROPERTY PROFESSIONALS

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