

MID CITY STUDENT PORTFOLIO SHEFFIELD

OPERATING STUDENT PORTFOLIO PROVIDING 219
BED SPACES ACROSS SIX PROPERTIES WELL
LOCATED FOR BOTH SHEFFIELD UNIVERSITIES

EXECUTIVE SUMMARY

- Six properties comprising 219 bed spaces
- Freehold and Leasehold
- Four blocks (71% of bed spaces) located within 0.5 mile (10 minute walk) of Sheffield Hallam University
- Remaining two blocks within 0.6 mile (10-15 minute walk) of The University of Sheffield
- 92% let for the Academic Year (2017/2018)
- Gross Rent Reserved: £820,254 (2017/2018)
- Portfolio occupancy has never been below 90%
- Estimated Rental Value (if fully let): £882,904 (2017/2018)
- Gross Yield based on the ERV: 11% (as a portfolio)
- Further development potential subject to all necessary consents
- We are inviting offers in excess of £8,000,000 for the portfolio in its entirety subject to all existing tenancies, subject to contract. Individual asking prices are outlined within this brochure.

LOCATION

The portfolio is located in the city of Sheffield, South Yorkshire. Leeds is located 56 km (35 miles) to the north, Manchester is 60 km (37 miles) to the west and London is 270 km (168 miles) to the south.

Sheffield is well connected by road, rail and air, benefitting from close proximity to the M1 motorway, Sheffield train station within the city centre, and Robin Hood Airport 40km (25 miles) north-east of the city. The HS2 rail network, which is expected to come through Sheffield, will cut train journey times to London from 2 hours 10 minutes to 1 hour 10 minutes.

The population of Sheffield was 551,800 in the 2011 Census, making it the third largest metropolitan authority in England. There has been a substantial increase in the 20-24 age bracket due to a large increase in the number of students at the University of Sheffield and Sheffield Hallam University. Both universities have also experienced an increase in international students, further increasing the city's younger population.

A map showing the location of each property is provided below. Four properties are located in the north-eastern area of the city centre, within the A61 ring road (Pearl House, The Courtyard, The Marples and Halford House). The two remaining properties (Boomerang and Bathfield) are located in Netherthorpe, a popular student suburb within 2 km (1.3 mile) of the city centre, close proximity to The University of Sheffield.

SHEFFIELD: A STUDENT CITY

University of Sheffield

The University of Sheffield, part of the Russell Group, boasts a student population of 17,995 undergraduates and 6,290 postgraduates and is currently placed 24th in The Times Good University Guide (2018). Also ranked in the top 100 universities in the world it attracts over 6,000 international students. The University has recently opened an £81 million engineering building and has spent £1.5 million refurbishing the Student Skills Centre.

Sheffield Hallam University

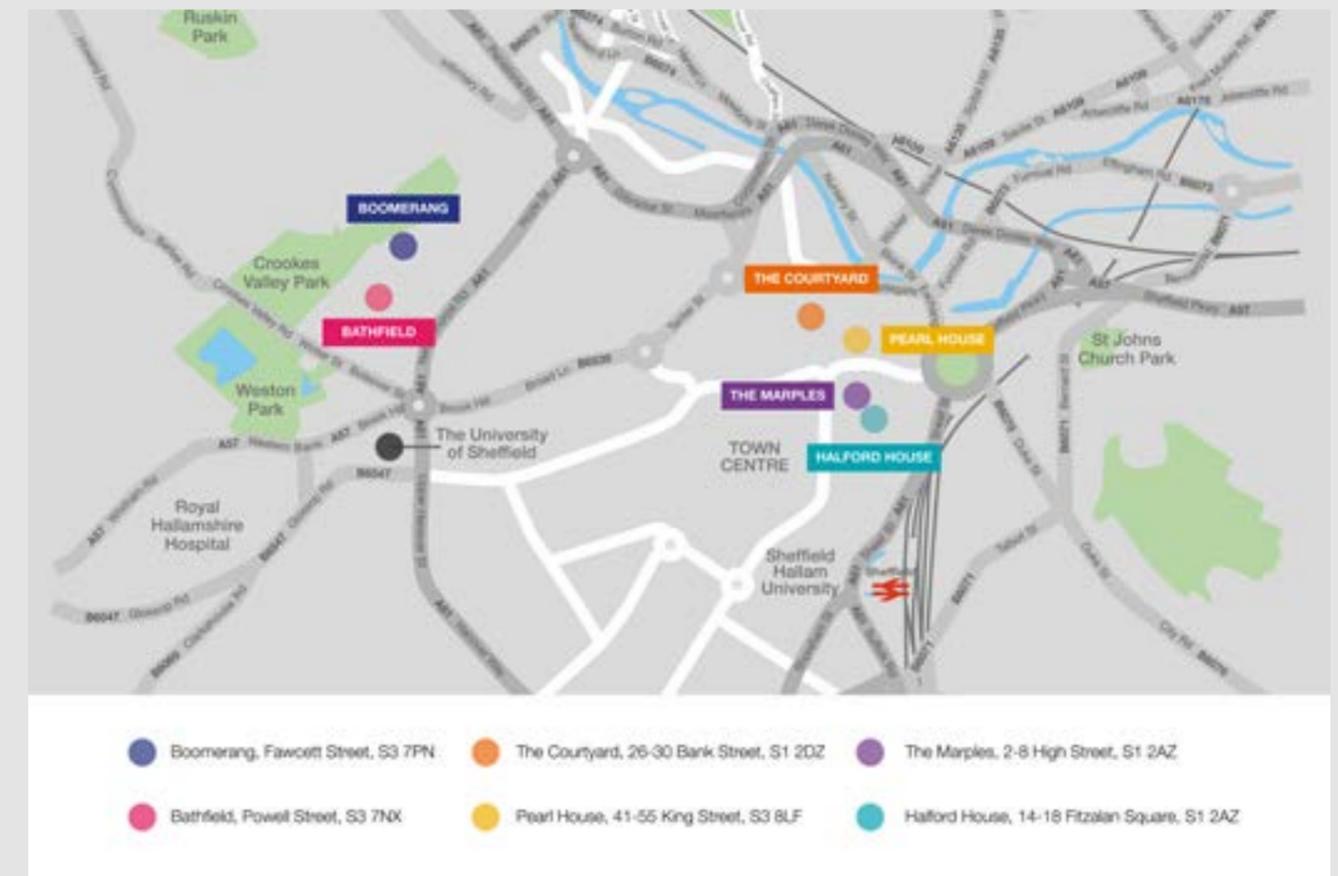
Sheffield Hallam is ranked 79th in The Times Good University Guide (2018) and has a student population of 21,495 undergraduates and 3,035 postgraduates. The Careers and Employability Centre received a top rating of 96% satisfaction in the 2015 National Centre for Universities and Business index. A £30 million development at the City Campus now houses the Sheffield Institute of Education, training the majority of the region's new teachers. They have recently completed a £110 million development plan for the new Institute of Arts in a prominent city location. The University is also upgrading its science and technology facilities, having just won a £10 million grant from the Funding Council and a new BSc in sport and exercise technology will be available from 2017.

A STUDENT PORTFOLIO COMPRISING SIX PROPERTIES TOTTALLING 219 BED SPACES SITUATED ACROSS SHEFFIELD

SUMMARY

Block	Location	Tenure	No. of bed spaces	Current Rent Reserved (pa) Academic Year 2017/18	Occupancy	ERV (pa) based on 44 week tenancy
Pearl House	Sheffield	Leasehold	35	£147,268	Fully let	£147,268
The Courtyard	Sheffield	Freehold	27	£108,724	Fully let	£108,724
The Marples	Sheffield	Leasehold	48	£178,288	92%	£194,304
Halford House	Sheffield	Leasehold	47	£184,096	97%	£188,100
Bathfield	Sheffield	Freehold	38	£159,225	Fully let	£160,600
Boomerang	Sheffield	Freehold	24	£42,653	50%*	£83,908
TOTAL			219	£820,254		£882,904

*Expect to increase in line with previous years.



SHEFFIELD

PEARL HOUSE,
41/57 KING STREET,
SHEFFIELD, S3 8LF

No. of units	35
Tenure	Leasehold
Current rent reserved (pa) academic year 2017/18)	£147,268
Occupancy	Fully let
Yield	14%



Offers are invited in excess of £1,050,000 subject to all existing tenancies, subject to contract

TENURE

Leasehold. We understand the property is held on a lease for a term of 99 years less 10 days with an unexpired term of 42 years at £1 per annum. Awaiting final confirmation from lawyers.

LOCATION

Pearl House is situated on King Street, a convenient 5 minute walk from both Sheffield Hallam University and the train station in Sheffield. Being so central, the property benefits from a very good retail/ leisure offering, including Sports Direct, Argos, Wilko, and numerous bars/ restaurants in addition on the opposite side of King Street work is underway converting the former Primark building into an easyHotel with associated leisure and retail facilities. The Fitzalan Square (Ponds

Forge) tram stop is a 1 minute walk from the property, providing good links around the city centre.

DESCRIPTION

Pearl House, with access at ground floor level, provides 35 bed spaces over floors one to four, above ground floor retail. The retail unit is not part of this sale. The accommodation consists of five studios and 30 en-suite bedrooms, with shared kitchen facilities and living areas.



NOTE: - Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed



SHEFFIELD

THE COURTYARD,
26-30 BANK STREET,
SHEFFIELD, S1 2DS

No. of units	27
Tenure	Freehold
Current rent reserved (pa) academic year 2017/18)	£108,724
Occupancy	Fully let
Yield	10.9%



Offers are invited in excess of £1,000,000 subject to all existing tenancies, subject to contract

TENURE

Freehold

LOCATION

The Courtyard is situated on Bank Street, around the corner from Pearl House (above), opposite Sheffield's city centre Premier Inn.

The immediate vicinity comprises a mix of offices and hotels with the city centre retail offering within a 2 minute walk of the property. Sheffield Hallam University is 0.6 km (0.4 mile) of the property, while Sheffield train station is within 0.8 km (0.5 mile). The nearest tram stop is Angel Street.

DESCRIPTION

The Courtyard is a Grade II Listed building converted to provide four flats comprising 27 bed spaces in total. There are two

en-suite bedrooms and the remaining 25 bed spaces have accessed to shared bathroom facilities. Each flat has shared kitchen facilities and living area.



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SHEFFIELD

THE MARPLES, 2-8 HIGH STREET, SHEFFIELD, S1 2AZ

No. of units	48
Tenure	Leasehold
Current rent reserved (pa) academic year 2017/18)	£178,288
Occupancy	92%
ERV (if fully let)	£194,304
Yield (if fully let)	10.8%



Offers are invited in excess of £1,800,000 subject to all existing tenancies, subject to contract

TENURE

Leasehold. The property is subject to a lease for a term of 999 years from 31st March 2004 (thus having approximately 986 years unexpired) at a peppercorn ground rent.

LOCATION

The Marples is positioned on a busy high street central to Sheffield, between

Arundel Gate and Fitzalan Square. Fitzalan Square is subject to a major £5.6m regeneration plan which is planned to begin later this year and follows on from the £9m refurbishment of the former post office building by Sheffield Hallam University which is now home to the Art and Design Departments. This building will also benefit from the development of the easyHotel on the opposite site of High Street. The O2 Academy and Main entrance to Hallam University are situated on Arundel Gate, a short walk from the property. Sheffield train station is 0.6 km (0.4 mile) from the subject.

DESCRIPTION

The Marples comprises 48 bed spaces accessed at ground level over five upper floors. The retail unit on the ground floor is not part of the sale. 12 of the bed spaces benefit from en-suite accommodation. The property includes good sized living / kitchen areas.



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SHEFFIELD

HALFORD HOUSE, 14-18 FITZALAN SQUARE, SHEFFIELD, S1 2AZ

No. of units	47
Tenure	Leasehold
Current rent reserved (pa) academic year 2017/18)	£184,096
Occupancy	97%
ERV (if fully let)	£188,100
Yield (if fully let)	10.5%



Offers are invited in excess of £1,800,000 subject to all existing tenancies, subject to contract

TENURE

Leasehold. The property is subject to a lease for a term of 125 years from 21st June 2000 (thus having approximately 107 years unexpired) at a peppercorn ground rent.

LOCATION

Halford House is located on Fitzalan Square and is a next but one neighbour to The Marples and directly opposite the

Art and Design Department of SHU. The whole area is very popular with students due to its proximity to both the city centre and Sheffield Hallam University. The property is located within 0.5 km (0.3 mile) of Sheffield Hallam University and 0.6 km (0.4 mile) from Sheffield train station.

DESCRIPTION

Halford House comprises a former office building converted into cluster flats to provide 47 bed spaces. We understand the four floors of student accommodation sits above ground floor

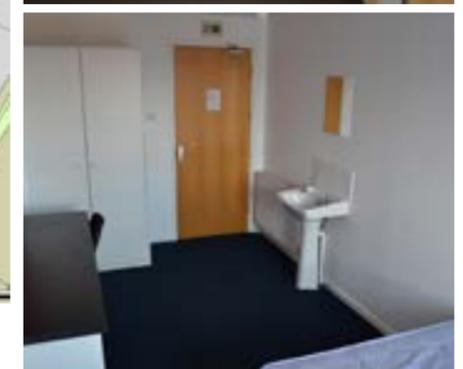
retail which is not included in this sale. Each floor offers a large kitchen/diner, communal toilets/showers and communal areas. Six bed spaces benefit from ensuite accommodation. We understand the Freehold could be purchased via a different agent. Details are available in the download section.

PLANNING

Planning advice has been sought to extend the building to provide a further 36 bed spaces. The advice can be found in the download section of the website.



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SHEFFIELD

BATHFIELD,
POWELL STREET,
SHEFFIELD, S3 7NX

No. of units	38
Tenure	Freehold
Current rent reserved (pa) academic year 2017/18)	£159,225
Occupancy	Fully let
ERV	£160,600
Yield (based on ERV)	8.5%



Offers are invited in excess of £1,900,000 subject to all existing tenancies, subject to contract

TENURE

Freehold

LOCATION

Bathfield is situated on Powell Street in Netherthorpe, 0.3 km (0.2 mile) north of

the University of Sheffield. The immediate vicinity is mainly residential and the area is very popular with students due to its proximity to the university. The nearest tram stop is located on Powell Street and Sheffield train station is 2.3 km (1.4 mile) east of the property.

DESCRIPTION

Bathfield is a purpose built student block completed in 2006. The property

comprises six studios and seven cluster flats, totalling 38 bed spaces, arranged over ground and two upper floors. All rooms benefit from ensuite facilities.

PLANNING

Planning permission has been granted to extend the building to provide a further 14 bed spaces. Details are available in the download section of the website.



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SHEFFIELD

BOOMERANG,
FAWCETT STREET,
SHEFFIELD, S3 7PN

No. of units	24
Tenure	Freehold
Current rent reserved (pa) academic year 2017/18)	£42,653
Occupancy	50% (expect to increase in line with previous years)
ERV (if fully let)	£83,908
Yield (if fully let)	10.2%



Offers are invited in excess of £825,000 subject to all existing tenancies, subject to contract

TENURE

Freehold

LOCATION

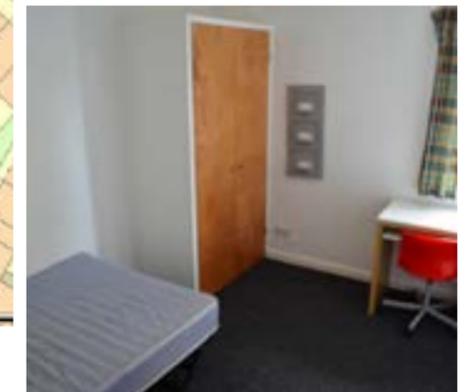
Boomerang is located on Fawcett Street in Netherthorpe 0.3 km (0.2 mile) north of Bathfield student accommodation. The property within half a mile of the University of Sheffield and just under a mile walk from Sheffield city centre. The immediate vicinity is predominantly residential and the nearest bus stop is on Hammond Street.

DESCRIPTION

Boomerang is a former public house converted to provide 24 student bed spaces. Five bed spaces benefit from ensuite accommodation. There is scope for further development, subject to obtaining all necessary consents.



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TENANCIES

We have provided a breakdown of the current rental income for each property in the dataroom.

In summary, the portfolio, comprising 219 bed spaces providing a gross rent of £820,254 per annum for the forthcoming Academic Year (2017/18). Bills are included. The ERV of £880,904 per annum is based on the portfolio being fully let for a 44 week tenancy.

OPPORTUNITY

This portfolio of well located operational student properties is available collectively for offers in excess of £8,000,000. This guide represents a low "per bed space" price of £36,500. With a strong rental history these six assets are also available individually at asking prices listed above.

Development opportunities may exist with the prospect of increased rents.

ENERGY PERFORMANCE CERTIFICATES

Sample EPCs are available on the dataroom.

ADDITIONAL INFORMATION

Please refer to the dedicated website in order to view/download all available information:

www.mid-citystates.com.

METHOD OF SALE

The subject portfolio, available individual or collectively, is for sale by way of Private Treaty. We do however reserve the right to conclude marketing by way of an Informal Tender Process.

VIEWING

Block viewings will be arranged and emailed to all registered parties in due course. Please contact the office to register your interest.

We will not be providing access outside of these times.

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