

15 28 Sudbury Street, Sheffield, South Yorkshire S3 7LW

GUIDE PRICE £275,000 *

STUDENT INVESTMENT

- Superb purpose built 4 storey HMO built in 2016
- Comprises 5 ensuite student rooms & large communal living kitchen
- Let until June 2019 at £99.50 per room per week exclusive of bills (£25,870)
- Re-let until June 2020 at £108 per room per week inclusive of bills (£28,080pa)
- Developing area of Sheffield close to Kelham Island
- Within easy reach of University campus & the Supertram
- Potential annual income secured to a modern low maintenance building

Ground Floor

Reception hall
Bedroom 1 4.93m x 2.56m

First Floor

Living kitchen 6.05m x 5.63m with comprehensive range of modern units & appliances.

Second Floor

Bedroom 2 6.06m x 2.84m
Bedroom 3 4.86m x 2.76m

Third Floor

Bedroom 4 2.76m x 6.06m
Bedroom 5 2.82m x 4.86m

Outside

Rear outside enclosed seating area

Tenancy Details

The property is currently let to 5 until June 2019 at £99.50 per room per week inclusive of water, gas and

electricity subject to a fair usage contract.

The property is then re-let until June 2020 at £108 per room per week inclusive of water, gas, electricity and internet, again subject to fair usage contract.

Tenure

The property is leasehold for 300 years from 1st January 2016 at £400 per year, payable in advance at £200 every 6 months

EPC Rating B

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
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SOLICITORS

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