



- Two most attractive Georgian Grade II listed properties
- Long established conversion into 9 self contained flats
- Prime location within walking distance of Sheffield University campus
- 0.36acre Freehold plot with formal gardens & gated car parking to the rear
- 6 flats currently let producing £40,440pa
- 3 available for refurbishment/letting
- Annual income when fully let – £60,000 plus

**100 Gell Street**

**Ground Floor**

Communal reception hall

**Flat 1** – Let at £600 pcm

Lounge/Kitchen

Bedroom

Bathroom

**Flat 2** – Let at £520pcm

Lounge

Bedroom

Bathroom

Kitchen

Utility Room

**First Floor**

Landing

**Flat 3** – Let at £650pcm

Lounge

Bedroom

Kitchen

Bathroom

**Flat 4** – Let at £550pcm

Lounge

Bedroom

Kitchen

Bathroom

**102 Gell Street**

**Ground Floor**

**Flat 1** – Currently Vacant and in need of refurbishment

Lounge

Kitchen

Bedrooms

Shower Room/WC

**Flat 2** – Currently vacant

Lounge

Bedroom

Bathroom

Kitchen

Utility Room

**First Floor**

**Flat 3** – Let at £550pcm

Lounge

2 Bedroom

Bathroom

Kitchen

**Flat 4** – Currently vacant and in need of refurbishment

Lounge/Kitchen

Bedroom/Bathroom

**Flat 5** – Currently let at £550pcm

Lounge

Bedroom

Bathroom



**Basement**

Cellars

**Outside**

The property occupies an overall site of 0.15ha (0.36 acre) with vehicular access off Conway Street to rear gated car parking area.

Formal gardens to the front of the properties

**VIEWING**

By appointment with Adrian Little  
adrian@markjenkinson.co.uk

**SOLICITORS**

Keebles LLP, Commercial House 14  
Commercial Street, Sheffield S1 2AT

