

FACT SHEET

BRAND NEW LAUNCH

Completed Studios, Sheffield – Low entry level, recession proof, fully managed student accommodation in the heart of Sheffield

EXCLUSIVE PREVIEW

Fully Managed, Completed and tenanted Studios, Riverside House, Sheffield, UK. 7% NET rental assured for 2 years.

Our property experts have sourced a new development of fully managed buy-to-let Studio apartments in the heart of Sheffield.

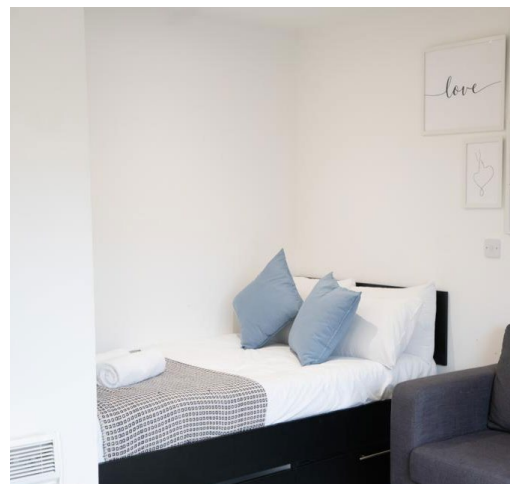
An already completed and operational Student Development, this 5-storey building contains 130 Student apartments, conveniently located less

than 10 minutes' walk from Sheffield Railway station, Sheffield Hallam University and the City Centre.

We have a limited number only 20 x Studio apartments priced very well from only £81,992 and come fully furnished and already tenanted.

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- ✔ **A stunning collection of 20 x Fully furnished Studios**
- ✔ **Low entry-level Studios from only £81,992**
- ✔ **New and recently completed**
- ✔ **Immediate income and fully tenanted**
- ✔ **7% Net rental assurance for the first 2 years**
- ✔ **Prime location: 10-minute walk to Sheffield city centre**
- ✔ **University of Sheffield (1 mile) and Hallam University (0.5 miles)**
- ✔ **Dual-purpose ideal for young professionals and university students**



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MARKET FUNDAMENTALS:

Due to the current climate investors will be seeking passive income within sectors such as PBSA which are resilient to a recession and market downturns, as they provide consistent and stable higher than average rental yields as a lucrative income generating assets.

Sheffield is one of the most popular cities in the UK for higher education. Its two universities, Sheffield Hallam and the University of Sheffield attract over 60,000 students between them. And despite a global pandemic, student acceptance rates for universities across the UK are at an all-time high.

Sheffield sees one of the largest net inflows of students anywhere in the country, with roughly 30,000 more students entering the city each year than leaving it, putting it ahead of other popular university destinations such as Liverpool and Oxford. This exemplifies the sustainable nature of demand for student accommodation in Sheffield. There are roughly 22,000 purpose-built student accommodation beds available in the city, with more developments in the works. This leaves plenty of opportunities for private landlords to market to the thriving student population.

Sheffield's student market



**2 universities
within 1 mile
of the development**



**Around 60,000
students**



**+30,000 students enter
Sheffield p.a. rather
than leaving it**

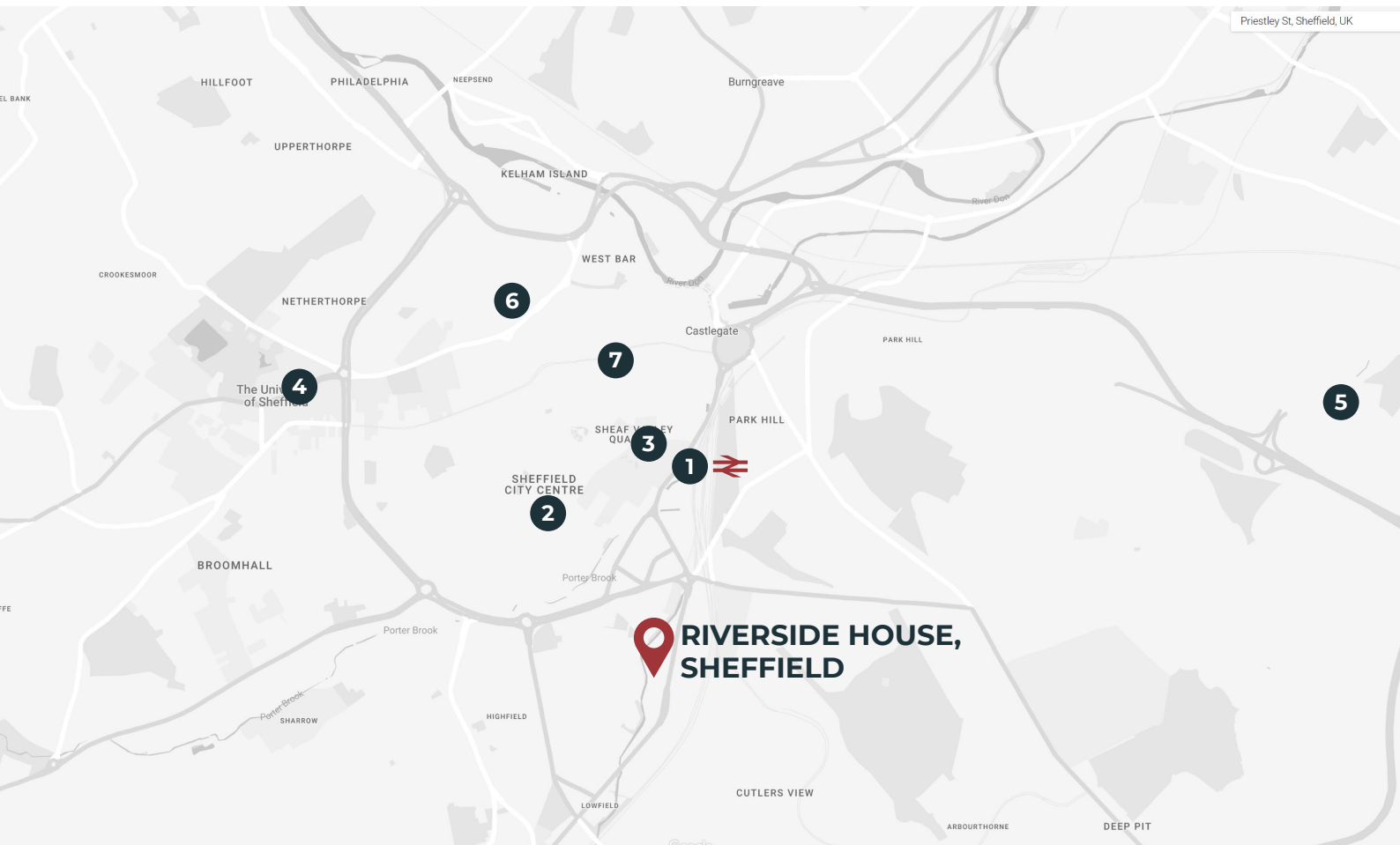


**Only 22,000
Current PBSA
beds available**

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PRIME LOCATION

Address: Priestley Street/ Charlotte Street, Sheffield, S2 4DD



- 1** Sheffield railway station
12 min walk
- 2** Sheffield city Centre
14 min walk
- 3** Sheffield Hallam University
18 min walk
- 4** University of Sheffield
26 min walk, 6 min drive

- 5** New China Town Sheffield
11 min drive
- 6** Sheffield International College
10 min drive
- 7** Sheffield Academy
18 min walk

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FINANCIALS

Gross rental per week:	£160
Gross rental per annum:	£8,320
Service charge per annum:	£1,800
Management and lettings fee per annum:	£528
Annual ground rent:	£300
Net rental return per calendar month:	£469
Net rental return per annum:	£5,638
7% Net rental guarantee per annum	£5,739

*Please note the rental returns are paid quarterly in arrears and the above financial forecast are for indicative purposes only.

Payment terms:

- £5000 reservation deposit. *Exchanged within 28 days of receipt of contracts by solicitors.
- Balance at completion and exchange of contracts

Legal fees

- £1100 + Vat, searches and disbursements. (Circa £1600 inclusive)

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HOW TO RESERVE:

-  **Step 1:**
Choose an apartment and fill out a reservation form.

-  **Step 2:**
Pay the £5000 reservation deposit to secure your apartment

-  **Step 3:**
Instruct your chosen buyer solicitors and review the contracts

-  **Step 4:**
Exchange contracts within 28 days and pay the balance of funds

-  **Step 5:**
Receive your title deeds and start to receive an immediate rental income

LOCAL AREA HIGHLIGHTS:

- Sheffield is the UK's most centrally located city region and key travel hub
- Home to almost 1,8 million people and output of £24,7bn per year
- Approximately 55,000 businesses and 700,000 jobs
- Total student population of over 60,000
- The University of Sheffield is amongst the top 1% of universities in the world
- A £65 million "Chinatown" development in Sheffield fully funded by Chinese investors