

Sheffield

Park House, 81 Bernard Street, South Yorkshire S2 5PU

- **A Freehold Detached Building**
- Arranged to provide 18 Self-Contained Bedsits
- Majority Let for the remainder of the 2017/2018 Academic Year
- City Centre location close to Sheffield Hallam University
- Current Rent Reserved during 2017/2018 Academic Year
£57,201.52 per annum (equivalent)



Tenure

Freehold.

Location

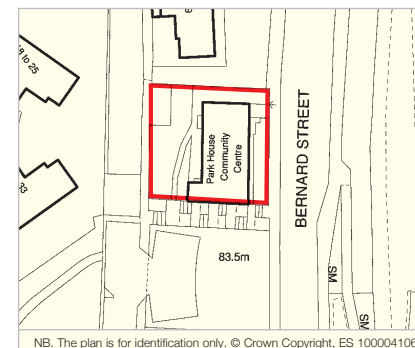
The property is situated on the north side of Bernard Street, to the south of its junction with Cricket Inn Road. Local shops are available along Duke Street to the south, with a more extensive range of facilities being accessible in Sheffield city centre. Sheffield Hallam University is approximately a 12 minute walk to the west. Rail services run from Sheffield Station approximately 0.4 miles to the south-west. The M1 Motorway (Junction 31) is to the east. The open spaces of Norfolk Park Field are nearby to the south.

Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. Internally, the property is arranged to provide 18 self-contained bedsits. There is a garden to the rear.

Accommodation

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
	Ground	Two Reception Rooms/Kitchen, Two Bathrooms, Laundry Room	–	–
1	Ground	Bedsitting Room	Assured Shorthold Tenancy for a term of 13 weeks from 1st May 2018	£897 p.a.
2	Ground	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
3	Ground	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,856.16 p.a.
4	Ground	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,819.20 p.a.
5	Ground	Bedsitting Room	Vacant	–
6	Ground	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
7	Ground	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
8	Ground	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
9	Ground First	Bedsitting Room Two Reception Rooms/Kitchen, Bathroom, Shower Room, WC	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,819.20 p.a.
10	First	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
11	First	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
12	First	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,856.16 p.a.
13	First	Bedsitting Room	Assured Shorthold Tenancy from 16th April 2018 to 30th June 2018	£729 p.a.
14	First	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
15	First	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
16	First	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
17	First	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,640.56 p.a.
18	First	Bedsitting Room	Assured Shorthold Tenancy from 9th September 2017 to 14th July 2018	£3,819.20 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 1.15 – 1.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

H L W Keeble Hawson (Ref: S Martin).

Tel: 0114 290 6255.

Email: susan.martin@hlwkeeblehawson.co.uk

INVESTMENT – Freehold Building