

## 40A Bank Street, Sheffield, S1 2DS

For Sale | 1,130 sq ft

Comprehensively refurbished city centre property - income producing with competitive yield comprising an attractive investment opportunity

## 40A Bank Street, Sheffield, S1 2DS

### Summary

- Price: £300,000
- EPC: A (25)

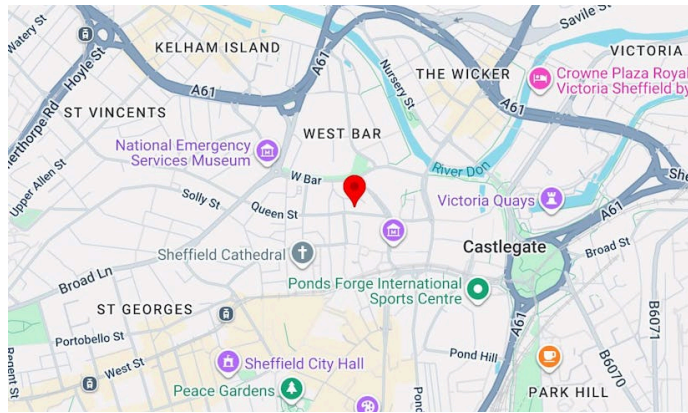
### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

40A Bank Street is a 2 storey refurbished building providing 7 studios, with shared WC and kitchenette facilities. The refurbishment has been recently completed and benefits from:

- Underfloor heating
- Fully redecorated
- New double glazing
- Lighting
- Feature entrance and staircase
- Communal internet
- Shared external courtyard
- A EPC rating

The property is accessed via a shared ginnel between 40 and 42 Bank Street.

### Location

The property is located in the Cathedral Quarter in Sheffield city centre. The Cathedral Quarter has witnessed a renaissance in recent years with a number of substantial buildings being converted into private residences. The property is a stone's throw from Fargate and thus enjoys excellent transport links in terms of tram and bus stops. There is also on street and multi-storey car parking immediately nearby.



### Tenure and Tenancy

The property is held freehold and is currently fully let to 7 separate tenants, all on short term contracts with 3 month notice (further details available on request).

The tenancies are all on an all exclusive basis (except business rates) and provide a total annual income of £32,280 pax. This provides a net annual income of £30,233 pax.

### The opportunity

The property is ideal for an investor seeking a well let small investment with management responsibilities. Alternatively it could appeal to a potential owner occupier.

### Availability

The property is available to purchase freehold for £300,000 with the benefit of the existing tenancies. The property is not elected to pay VAT.

Accommodation

Floor/Unit	Description	sq ft	Availability
Ground	Studio 1	240	Let
Ground	Studio 2	160	Let
Ground	Studio 3	80	Let
Ground	Studio 4	90	Let
1st	Studio 5	230	Let
1st	Studio 6	160	Let
1st	Studio 7	170	Let
Total		1,130	



