



**PRIME STUDENT
HMO PORTFOLIO TOTALLING 28 BEDS
FOR SALE**

39 A, B, C, D and 41 Crookes Road, Sheffield, S10 5BA

///marker.cover.shade

INVESTMENT SUMMARY

Excellent located student HMO Investment

5 properties totalling 28 student beds

Fully licenced HMO's in Article 4 location in Sheffield

Walking distance to University of Sheffield and Hospitals

Total passing rent of £168,720 per annum

Fully let for academic year 24/25, all properties let exclusive of bills

Quoting price £2,250,000 reflects a Net initial Yield of 7.05%, allowing for purchaser costs of 6.33%

Undoubted letting history



INVESTMENT

CROOKES ROAD INVESTMENT

39 A, B, C, D and 41 Crookes Road, Sheffield, S10 5BA



BROOMHILL CENTRE

COSTA COFFEE

MORRISONS

HALLS OF RESIDENCE

5 Minute Walk

UNIVERSITY OF SHEFFIELD

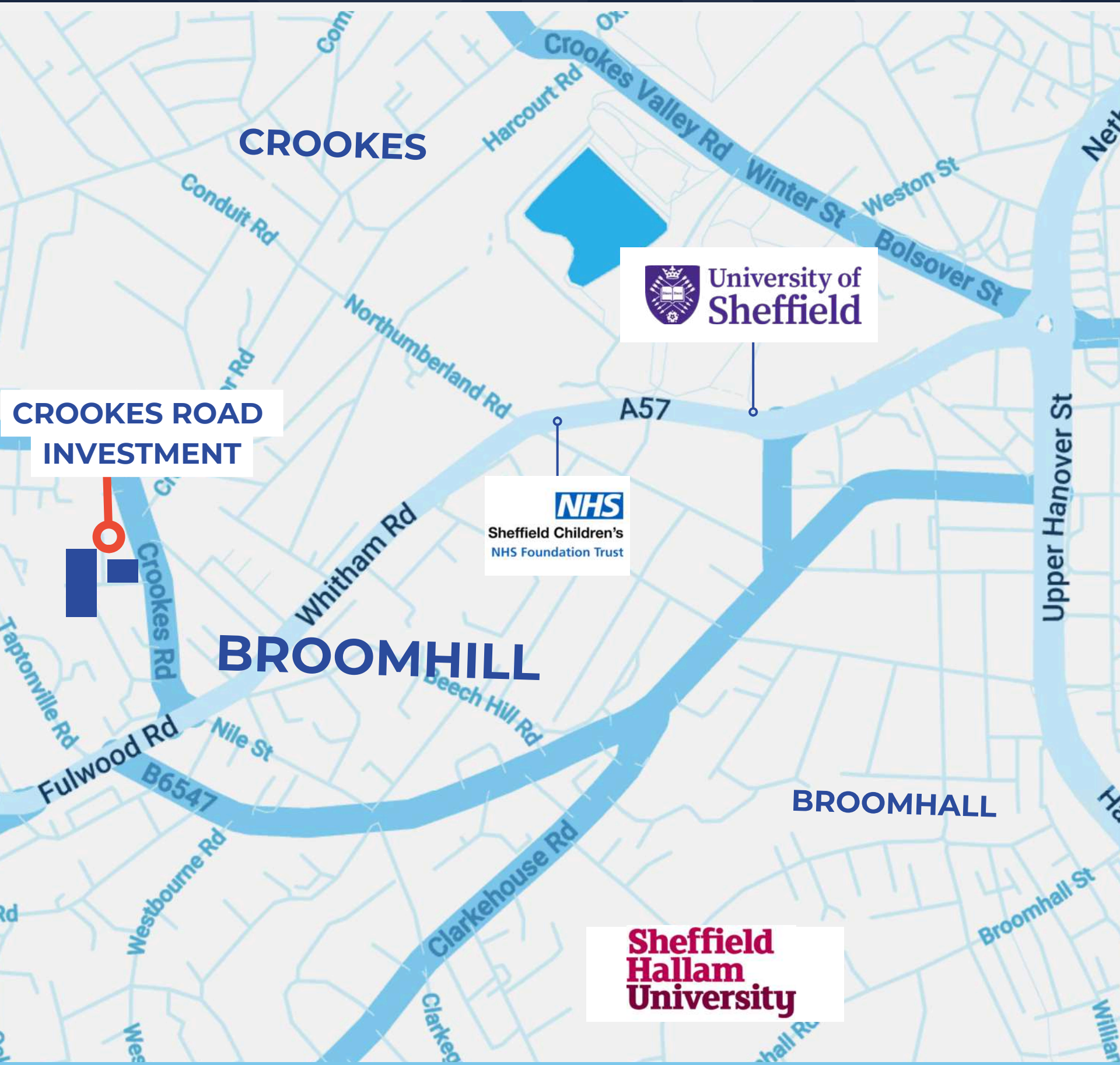
5 Minute Walk

CROOKES ROAD INVESTMENT



CROOKES ROAD INVESTMENT

39 A, B, C, D and 41 Crookes Road, Sheffield, S10 5BA



LOCATION

Sheffield boasts a thriving **student population of over 60,000**, creating a robust demand for rental properties. Despite rising rental prices, the city remains relatively affordable compared to other UK student hubs.

With a shortage of student accommodation and increasing competition for properties, Sheffield presents a compelling investment opportunity for landlords seeking strong rental yields.

The subject properties are located on the popular student road of Crookes Road, running perpendicular to the main road in Broomhill, Fulwood Road.



marker.cover.shade



Click here

For google maps link

CROOKES ROAD INVESTMENT

39 A, B, C, D and 41 Crookes Road, Sheffield, S10 5BA

05



TOTAL RENTAL INCOME IS £168,720 PER ANNUM.

The property is fully let for the 2024/25 academic year until 30th June 2025. Potential to increase rents ahead of the next academic year.

Property	No. of Beds	Rent Passing (PA)	Tenancy Expiry
39 A	6	£35,880	30/06/2025
39 B	6	£35,880	30/06/2025
39 C	6	£35,880	30/06/2025
39 D	1	£11,940	30/06/2025
41	9	£49,140	30/06/2025
Total	28	£168,720	30/06/2025

DESCRIPTION

Crookes Road is a prime student HMO development comprising of **4 fully licenced HMO properties** and 1no. detached 1 bed apartment. The property comprises 3no. 6 bed houses, 1no. 9 bed house and 1no. 1 bed detached house.

There is development potential to create an additional bedroom in the 9 bed house, which benefits from two kitchens and access doors, providing the ability for this to be let as 4/5 bed houses.

All apartments fully let on ASTs with undoubted letting history.

CROOKES ROAD INVESTMENT

39 A, B, C, D and 41 Crookes Road, Sheffield, S10 5BA



THE OPPORTUNITY

The property is available to purchase on a freehold basis. Seeking offers in excess of **£2,250,000**, reflecting a Net Initial Yield of **7.05%**, allowing for purchaser costs of 6.33%

FURTHER INFORMATION

Max Pickering

+44 (0) 7835 059 363

max@cpppartners.co.uk

Rob Darrington

+44 (0) 7506 119 770

rob@cpppartners.co.uk

Connor Rogers

+44 (0) 7730 507967

Connor@cpppartners.co.uk



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. CPP, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. A member of the sales team at CPP has a personal interest in this property. Please contact CPP for the source and date reference. The date of this publication is July 2024.

LEGAL COSTS

Each party is to bear their own legal costs as part of the transaction

VIEWINGS

The site can be externally inspected from the public highway. The property may be inspected internally strictly through prior appointment and prospective parties should contact the agents on the details below.

SERVICES

It is our understanding that mains, water, electricity and drainage are provided. Each property is independently metered with its own supply.

EPC

The properties have the following EPC ratings

39 A	39 B	39 C	39 D	41
C	C	C	C	C