



PANTERA
PROPERTY

FOR SALE



HAWK WORKS, 101 MARY STREET, SHEFFIELD, S1 4RT

Price - OIRO £2,000,000

14 Apartments providing 33 beds

Fully let residential investment opportunity located centrally in Sheffield

SALE CONSIDERATIONS

- Converted steel mill providing a 33 bed residential accommodation investment opportunity over 14 flats comprised of 3 bed, 2 bed and 1 bed apartments
- Arranged over first and second floor
- The Long Leasehold interest is available for sale. 200 years from 29 September 1935.
- Title number YWE27600
- Offers in the region of £2,000,000 subject to contract
- Fully let to students of Sheffield Hallam University for the next academic year
- Gross income of £216,814 per annum. All inclusive rental costs are £51,480 per annum giving a net rental income of circa £165,000 per annum
- A purchase at this level would reflect a Net Yield of 7.9% (assuming commercial stamp duty of £89,500 - 4.48%)
- The potential reversionary rental income is circa £187,200 per annum (subject to non inclusive rents calculate at prevailing market rent for 3 bed, 2 bed and 1 bed apartments in Sheffield)
- The reversionary Net Yield is 8.95%



LOCATION

The property is situated on Mary Street within Sheffield's Cultural Industries Quarter, immediately to the south of Sheffield city centre.

The surrounding area comprises a mix of converted former industrial buildings, residential accommodation, offices, creative studios and independent leisure occupiers, providing an established mixed-use urban environment.

Sheffield city centre provides a comprehensive range of retail, leisure and commercial amenities. Sheffield railway station is located nearby and offers direct services to London St Pancras International, Manchester, Leeds and Nottingham. ([National Rail](#))



ROAD CONNECTIONS

A61 Ring Road
2 mins

Sheffield Parkway
6 mins

Sheffield City Centre
5 mins



M1 (J33)
15 mins

Rotherham
20 mins

Chesterfield
25 mins



RAIL & AIR LINKS

Sheffield Station
5 mins

London St Pancras
2 hrs 1 min

Manchester
50 mins



Manchester Airport
1 hr 15 mins

Leeds Bradford Airport
1 hr 10 mins

Nottingham
50 mins



DESCRIPTION

Hawk Works comprises a converted former manufacturing plant of brick elevations with part pitched slate and part flat roofs. A feature building the property retains a lot of character from its original use.

The development offers stylish, high-quality apartments alongside a peaceful courtyard and two impressive roof gardens. The apartments are arranged over the first and second floors of the property with the other parts on ground floor falling within the demise of the asset disposed of on sub Long Leaseholds.

This spacious one-bedroom apartment features a sleek open-plan kitchen and lounge. The flats have all modern appliances and all aspects are compliant and up to regulation standard.

The entire property has been recently refurbished and decorated to a high standard keeping its condition competitive with comparable properties in the Sheffield private rented sector.

The property is owned on a Long Leasehold basis, Land Registry Title (YWE27600).



PRICE

Offers in the region of £2,000,000 subject to contract and exclusive of VAT if applicable

REVERSIONARY RENTAL

The property's rental income has the potential to be increased to net £187,000 per annum through asset management opportunities.

EPC

EPC certificates available upon request

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



CONTACTS



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**PANTERA
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