

LANDWOOD GROUP

33 Kenwood Park Road, Nether Edge, Sheffield, S7 1NE

FOR SALE Upon instructions of the Fixed Charge Receivers

A converted period property providing 9 x one bedroom apartments and studios in the sought after suburb of Nether Edge.

CONTACTS

Amy McDonald
T: 0161 967 0122
E:amy.mcdonald@landwoodgroup.com

KEY CONSIDERATIONS

- Nether Edge is known for its independent shops, cafes and restaurants, alongside attractive parks, making it a desirable and well known suburb of Sheffield.
- The property provides 9 x one bedroom apartments and studios within a converted stone built period property.
- Income producing and generating approximately £40,000p.a.
- Opportunity to increase the rental income once fully let.
- 1.5 miles from Sheffield City Centre.
- Parking available to front and rear.
- Offers invited.



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LOCATION

The property is situated in the established residential suburb of Nether Edge, approximately 1.5 miles south of Sheffield city centre. The area is characterised by attractive tree-lined streets, substantial Victorian and Edwardian properties and a varied mix of traditional housing and converted apartments.

Nether Edge benefits from a range of local amenities, including independent shops, cafés and restaurants, with further retail and leisure facilities available along nearby Abbeydale Road and London Road. The location also offers convenient access to Sheffield city centre, providing access to a wide range of employment, educational and leisure facilities.The area's established residential character, attractive built environment and accessibility to the city centre contribute to its appeal among a broad range of residential occupiers, making it a recognised location for residential investment.

DESCRIPTION

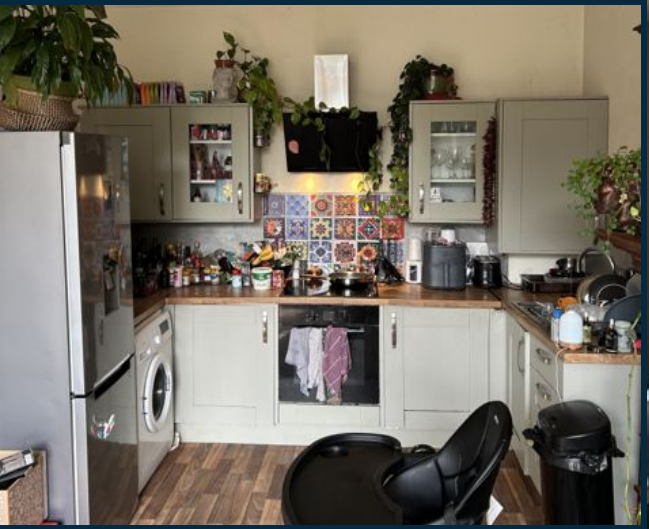
The property is an attractive stone built period property that has been converted to provide nine one bedroom apartments and studios. The accommodation is planned out over four storeys and two of the flats have self contained access to the rear. The one bedroom apartments are arranged with a bedroom, kitchen/living area and bathroom, while the studios have shared facilities located on the first floor. Ample parking is available to the front and rear of the property.

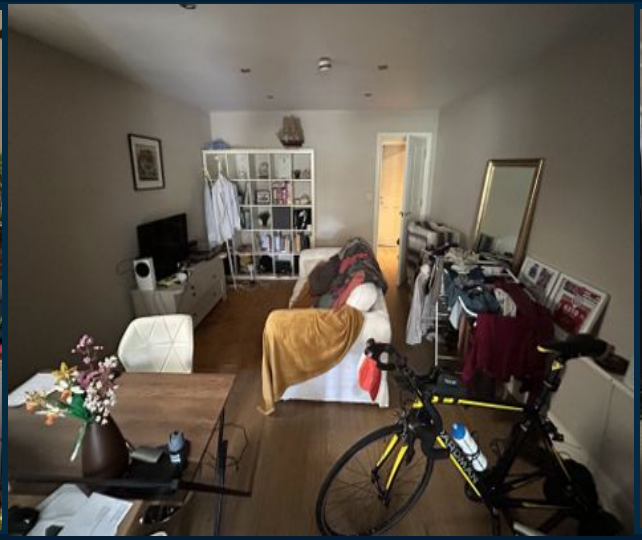
Approximate total gross floor area is 2,745sqft. A schedule of accommodation and individual sizes are available on request.

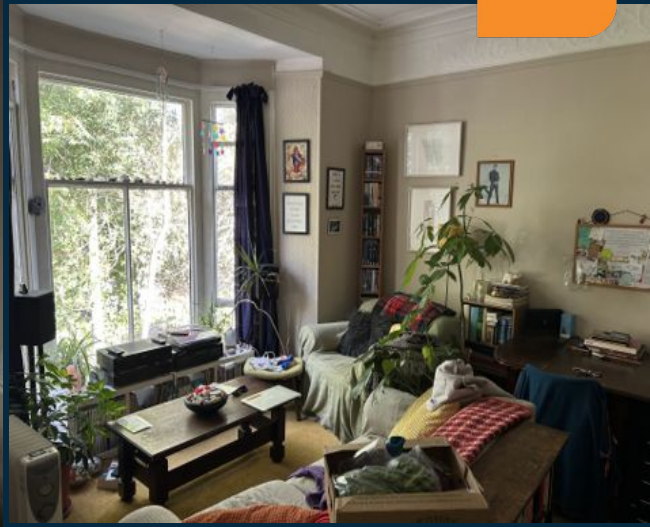
PLANNING

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: https://www.sheffield.gov.uk/planning-development/applications-advice/search-view-comment







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TENURE INFORMATION

The property is held freehold under title number: SYK396589.

TENANCIES

The property is producing an annual income of £40,680 giving a purchaser the opportunity to increase the income once fully let. Flats 2 and 5a are vacant and flat 8 is occupied on unknown terms. A tenancy schedule is available on request.

COUNCIL TAX
33 Kenwood Park Road: G- £4,175.54.

EPC
33 Kenwood Park Road: D
Flat 1 33 Kenwood Park Road: D
Flat 1a 33 Kenwood Park Road: D (expired)
Flat 2 33 Kenwood Park Road: D
Flat 4 Kenwood Park Road: C

Remaining EPCs pending.

VAT
All figures quoted are exclusive of VAT.

CONTACT US TO ENQUIRE



AMY MCDONALD
Associate Director
T: 0161 967 0122
E: amy.selfe@landwoodgroup.com
L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW

PRICE
Offers are invited.

LEGAL COSTS
Each party will be responsible for their own legal costs.

VIEWINGS
Strictly by appointment.

OFFER TERMS
Interested parties should submit their offer with the following information:

In submitting your offer please confirm the below:
1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

Our client reserves the right not to accept the highest or indeed any offer received.

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.