



Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Vendors Comments

Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL: 140 m2
BELOW GROUND: 0 m2, GROUND FLOOR: 55 m2, FIRST FLOOR: 55 m2, SECOND FLOOR: 30 m2
EXCLUDED AREAS: CELLAR: 32 m2, UTILITY ROOM: 15 m2, HALL: 6 m2,
LOW CEILING: 10 m2
WALLS: 18 m2

Sizes And Dimintions Are Approximate. Actual May Vary



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66-68 Charlotte Road, Sheffield, S1 4TL

Asking price £300,000

- Five bedroom investment property on Charlotte Road
- Tenanted until June 2027
- Gross yield of approximately 9%
- Strong demand from students and professionals
- Walking distance to Sheffield Hallam University
- En-suite bathroom to all five bedrooms
- Producing £27,028 per annum
- Two separate reception rooms
- Prime city centre location
- EPC Grade C

66-68 Charlotte Road, Sheffield S1 4TL

FIVE BEDROOM, FIVE EN-SUITE INVESTMENT PROPERTY – CHARLOTTE ROAD, S1

JC Sales & Lettings are delighted to offer to the market this SUPERB five bedroom property on Charlotte Road, offering EN-SUITE FACILITIES TO EVERY BEDROOM and an INCOME from day one. The property is LET until June 2027 at £27,028 per annum, which represents a yield of approximately 9% on the asking price. Each of the five bedrooms benefits from its OWN PRIVATE EN-SUITE, a feature that is increasingly sought after by today's students and young professionals and one that allows landlords to command PREMIUM RENTS. Two separate reception rooms give tenants generous shared living space, making for a comfortable and sociable home. The property sits in a PRIME CITY CENTRE LOCATION, just a short walk from Sheffield Hallam University and the train station. The popular bars, restaurants and independent shops of London Road and Division Street are close by, so demand from tenants is consistently strong. This is a rare opportunity to acquire a HIGH-SPEC, income-producing property with a tenancy already in place. We anticipate strong interest, so an early viewing is highly recommended to avoid disappointment.
EPC Grade C

 5  5  2  C

Council Tax Band: C

