



Prime Redevelopment / Repurposing Opportunity

55,291 Sq Ft (5,136.53 Sq M)

- Former University owned halls of residence
- Close-by amenities and public transport links
- Adjacent to University of Sheffield's main campus
- Sold with vacant possession

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Location

Broad Lane Court is located in Sheffield City Centre, just minutes from the Sheffield Supertram, NHS hospitals and major road links. The property is situated adjacent to University of Sheffield's city campus. It benefits from prominent frontage onto Broad Lane which leads directly to Sheffield Ring Road (A61) and other major road networks.

This location is also close to popular amenities such as numerous cafes, shops, and restaurants, as well as being minutes walk from West Street which boasts many bars and lively nightlife scene. Its mix of residential, commercial, and leisure amenities makes it a thriving location for development.

Description

Broad Lane Court is a purpose built student accommodation complex surrounding a private, central courtyard.

The property was purpose built in 1993 and comprises 214 bedrooms and ancillary accommodation in 4/5/6 bedroom cluster flat with shared bathroom facilities. Due to the gradient of the land, the buildings stagger from 2 storey to 4 storeys in height. There is also a detached building accommodating a central laundrette and secure internal cycle parking area.

This is a rare opportunity to acquire a major redevelopment/refurbishment opportunity in the city centre, within very close proximity to The University of Sheffield's main campus.

Accommodation

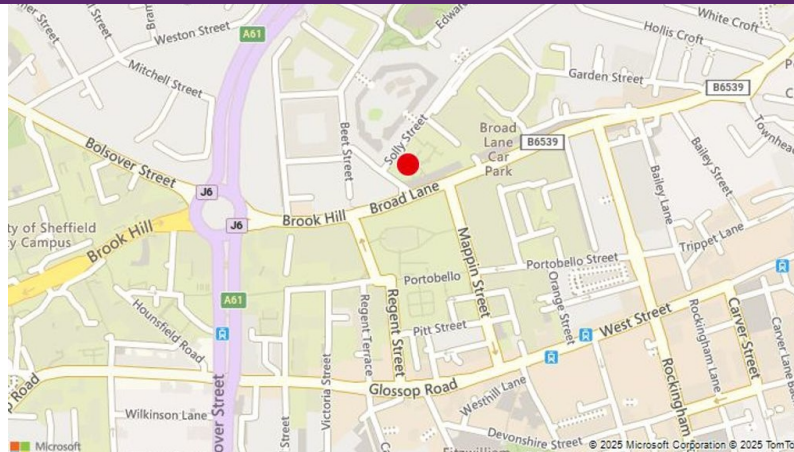
DESCRIPTION	SQ FT	SQ M
Broad Lane Court	55,291	5,136.53
TOTAL	55,291 SQ FT	5,136.53 SQ M

Terms

The Freehold interest of the property is available for sale at a quoting purchase price of £4,950,000.

VAT

The property has not been elected for VAT therefore VAT will not be applicable to any purchase price.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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