



## Freehold Ground Rents Investment 400 - 5,000 Sq Ft (37.16 - 464.5 Sq M)

- 10x City Centre Apartments
- Total Passing Rent of £1,500pa
- Attractive Grade II Listed Building



# Freehold Ground Rents Investment

## 400 - 5,000 Sq Ft (37.16 - 464.5 Sq M)

### Location

Located in the heart of Sheffield City Centre, Rockingham Lane connects West Street with Division Street, which are popular retail, leisure and residential destinations in the city. Rockingham Lane itself is a small, quiet lane offering a secluded spot away from the livelier city centre locations.

This location is within close access to both the University of Sheffield and Sheffield Hallam University. Sheffield Super Tram and numerous bus routes run along West Street providing excellent public transport links. Sheffield Main Line Train Station is located within a 10 minute walk to the East.

### Description

This is a unique opportunity to acquire the freehold interest of 10x residential ground rents.

Bishops Lodge is a Grade II Listed building, constructed early 19th Century and originally comprised the Sunday School for the adjacent Methodist Church.

The property has had a number of uses over recent years, and was ultimately converted to 10 high quality apartments in 2005, retaining many attractive original building features.

Each ground lease expires in 2208, leaving approximately 182 years until expiry.

The ground rent for each lease is currently £150pa (£1,500pa in total), with a fixed uplift to £300pa per ground lease in 2034 and fixed uplifts every 25 years thereafter.

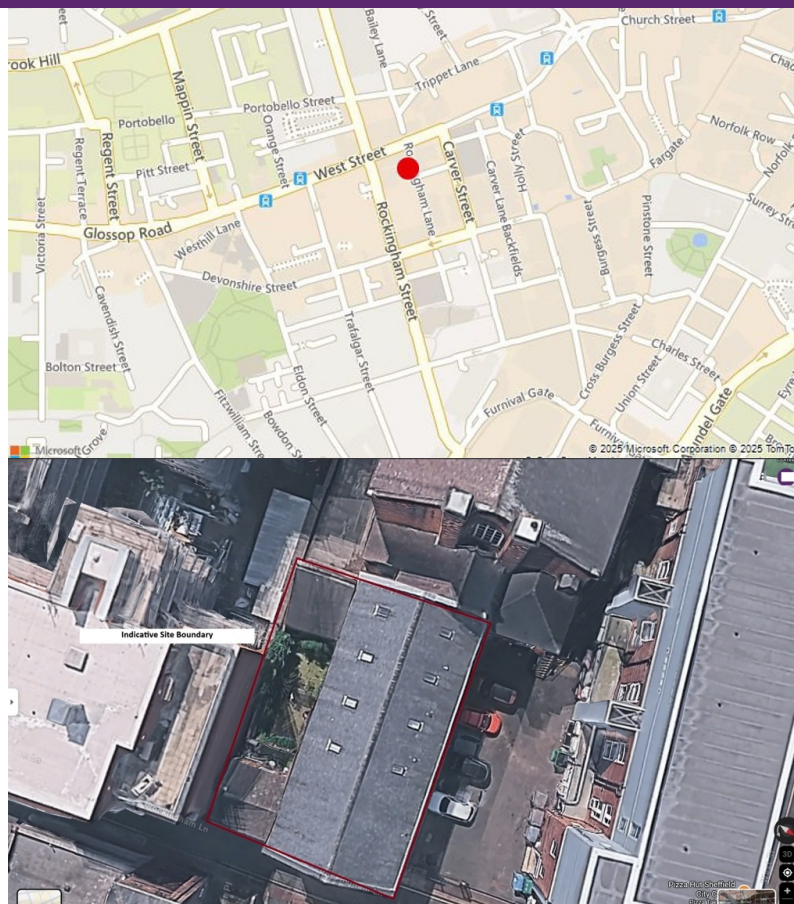
Note that the title does not include any car parking and some occupiers have separate agreements to park within the adjacent car park.

### Terms

The Freehold interest of the subject property is available at a purchase price of £28,000 (excl).

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.



### 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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