25 The Waterfront, Sovereign Harbour, Eastbourne,
BN23 5UZ
East Sussex, BN21 4QG, England

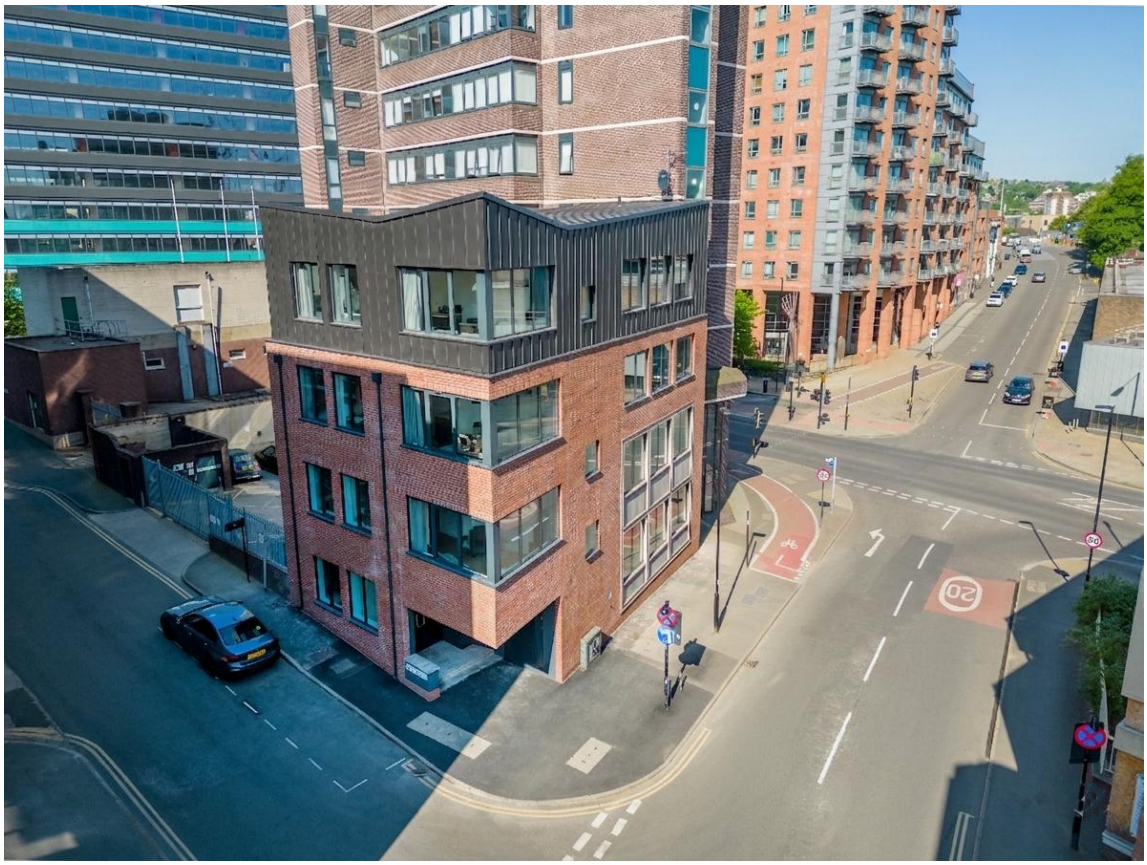
Tel: 01323 727271
www.gps-direct.com email: info@gps-direct.com

REF: 31236 **Freehold Price: £1.95m**

FREEHOLD SERVICED APARTMENTS INVESTMENT

UNBROKEN BLOCK OF 8 APARTMENTS

123 Queen Street, Sheffield, South Yorkshire S1 2DU



Summary

123 Queen Street comprises a modern block of eight self-contained serviced apartments occupying a highly accessible position within Sheffield City Centre. It currently generates approximately £250,000 per year with scope to increase.

The property has been recently developed and provides contemporary accommodation finished to a high standard throughout. The apartments have been designed specifically for the short-term accommodation market and are fully equipped to cater for leisure visitors, corporate guests, contractors and longer-stay occupiers.

GPS-Direct.com Ltd Registered Office: 25 The Waterfront, Sovereign Harbour, Eastbourne, East Sussex, BN23 5UZ
UK Company Registration No. 5966337 VAT Registration No. 931 6470 28

Location
Sheffield is one of the United Kingdom's principal regional cities, with a resident population exceeding 550,000 and a wider catchment serving South Yorkshire and neighbouring regions.

The city is recognised as a major centre for higher education, advanced manufacturing, professional services, healthcare, technology and creative industries. Sheffield benefits from a substantial student population, a strong corporate base and significant visitor numbers throughout the year.

123 Queen Street occupies a prominent city-centre position within easy walking distance of Sheffield's commercial, retail and leisure amenities.

Major attractions within the city centre include:

- Winter Garden
- Peace Gardens
- Millennium Gallery
- Crucible Theatre
- Lyceum Theatre
- The Moor retail district
- Leopold Square
- Heart of the City regeneration quarter

Sheffield also benefits from its proximity to the Peak District National Park, one of the UK's most visited national parks, helping to drive leisure and tourism demand alongside the city's substantial corporate and university-related accommodation requirements.

The property's central location provides excellent access to:

- Sheffield Railway Station
- Sheffield Hallam University
- The University of Sheffield
- City Centre office districts
- Retail and leisure amenities
- Public transport connections

The Property
The property is an impressive freehold residential block which has been recently converted and extended to a high specification. There are 7 x two-bedroom apartments (all with two ensuite shower rooms) and a one-bedroom with ensuite shower room. They are all fitted and decorated to a high standard and fully furnished.

Business
The property is operated as serviced accommodation and short-term letting business.

Key operating metrics include:

- Average annual gross revenue: approximately £250,000
- Average occupancy: approximately 65%
- Strong repeat and referral business.
- Excellent online guest feedback and reviews across major booking platforms.

We believe there is scope for an experienced operator to significantly increase the occupancy rate and therefore revenues.

Further financial information may be made available to qualified purchasers following execution of a confidentiality agreement.

Fixtures & Fittings
All fixtures, fittings and furniture are included in the sale.

Tenure
Freehold

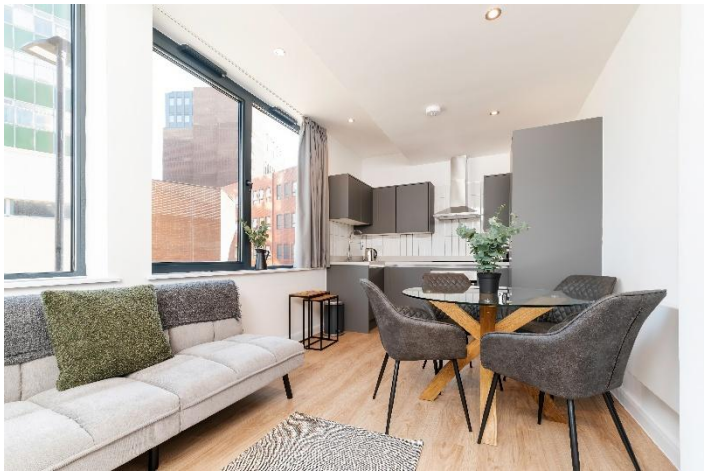
EPC Ratings

- Apartments 1, 2, 3 & 4 – Rated D
- The remaining 4 apartments are Rated C

Council Tax Band

- Apartment 1 Band A (£1,670.22)
- All other apartments Band B (£1,948.59)

Tenure
Freehold













Floor Plans



Ground Floor



First Floor



Second Floor



Third Floor

NOTICE: GPS have provided these particulars just for illustration and prospective buyers or tenants must instruct their own advisors to check all matters relating; physically to the property, its title, any planning consents & building regulations and outgoings; to any associated business. These particulars do not constitute an offer or form part of a contract. GPS has not conducted a detailed survey or tested services, appliances, or fittings; and any dimensions, floor plans and photographs provided are for indicative purposes only. GPS offer no warranties in relation to the property.

For further information please – email info@gps-direct.com
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