



ESPER WEALTH
PROPERTY INVESTMENTS

Queens Court Sheffield

- Purpose Built Student Accommodation
- Luxury Studio and En-suite Apartments
- 8% Net Yield
- 5 Year Rent Guarantee
- Fully Furnished and Managed

Queens Court The Development

Where urban and rural living co-exist.

Sheffield is a city full of character; from the stunning architecture, eclectic street art and beautiful rural landscapes, this South Yorkshire city has been dubbed one of the greatest cities in the UK.

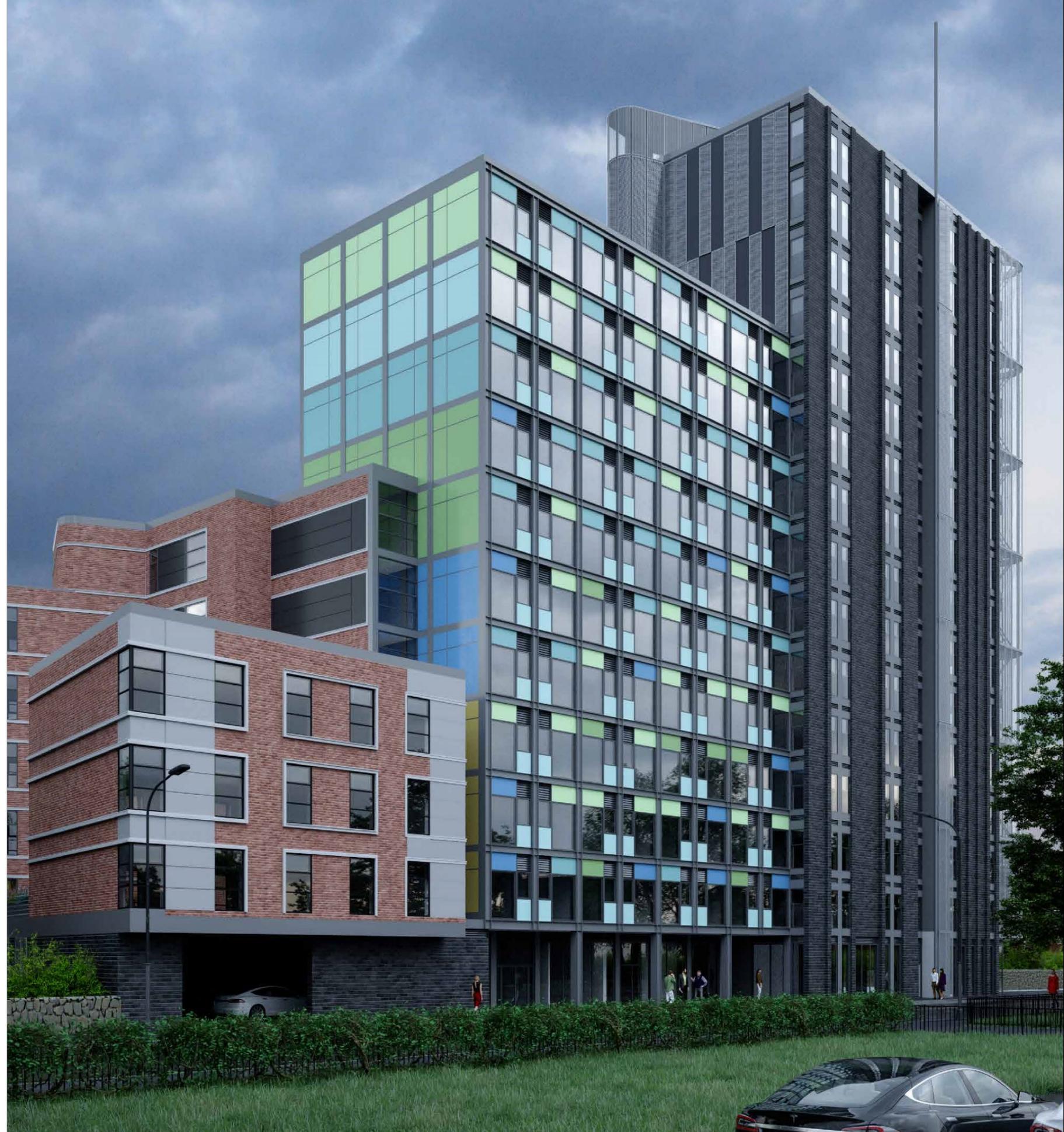
With a third of the city located within the formidable Peak District National Park, rather impressively Sheffield has the highest ratio of trees to people of any European city.

But not only is Sheffield a rural delight, it also delivers in terms of fast paced city life. The streets are lined with great bars, pubs, cafes and restaurants, and there's an abundance of shopping facilities, theatres and sporting venues.

As the fifth largest city in the UK, Sheffield is a place where the people, landscapes, culture and history, are nothing short of inspiring.

Investing in Sheffield

World famous for its steel industry, Sheffield has a strong industrial heritage, and whilst the smoking chimney stacks are no longer a prominent figure on the Sheffield skyline, the city continues to prosper as a center of manufacturing and technology excellence.





In recent years, Sheffield has seen many large organisations investing in the area, including Boeing and McLaren. Businesses such as these are making the most of the pool of talent coming out of Sheffield's two major Universities.

Both domestic and international businesses are finding Sheffield's innovation district and the city's Enterprise Zone are ideal locations for a wide spectrum of industries. And with £1.3 billion being invested into the city over the next 30 years, there will be even more developments within the transport systems, retail parks and the supporting infrastructure.

All of this development will play a huge role in attracting further investment, allowing Sheffield's booming economy to continue growing.

Why invest in Sheffield?

Quite simply, Sheffield is a vibrant, progressive city where wise investment is reaping rewards across all sectors, including education, leisure, retail, property and the corporate world.



Sheffield's Student Market

Sheffield is home to two Universities, with a staggering 60,000 students enrolled between them.

The University of Sheffield is one of the original red brick universities and is ranked 13th in the UK Top Universities list. It is part of the highly esteemed Russell Group, a collection of 24 research intensive universities whose members consistently produce world class research. Additionally, Sheffield boasts six noble prize winners amongst its staff, past and present.

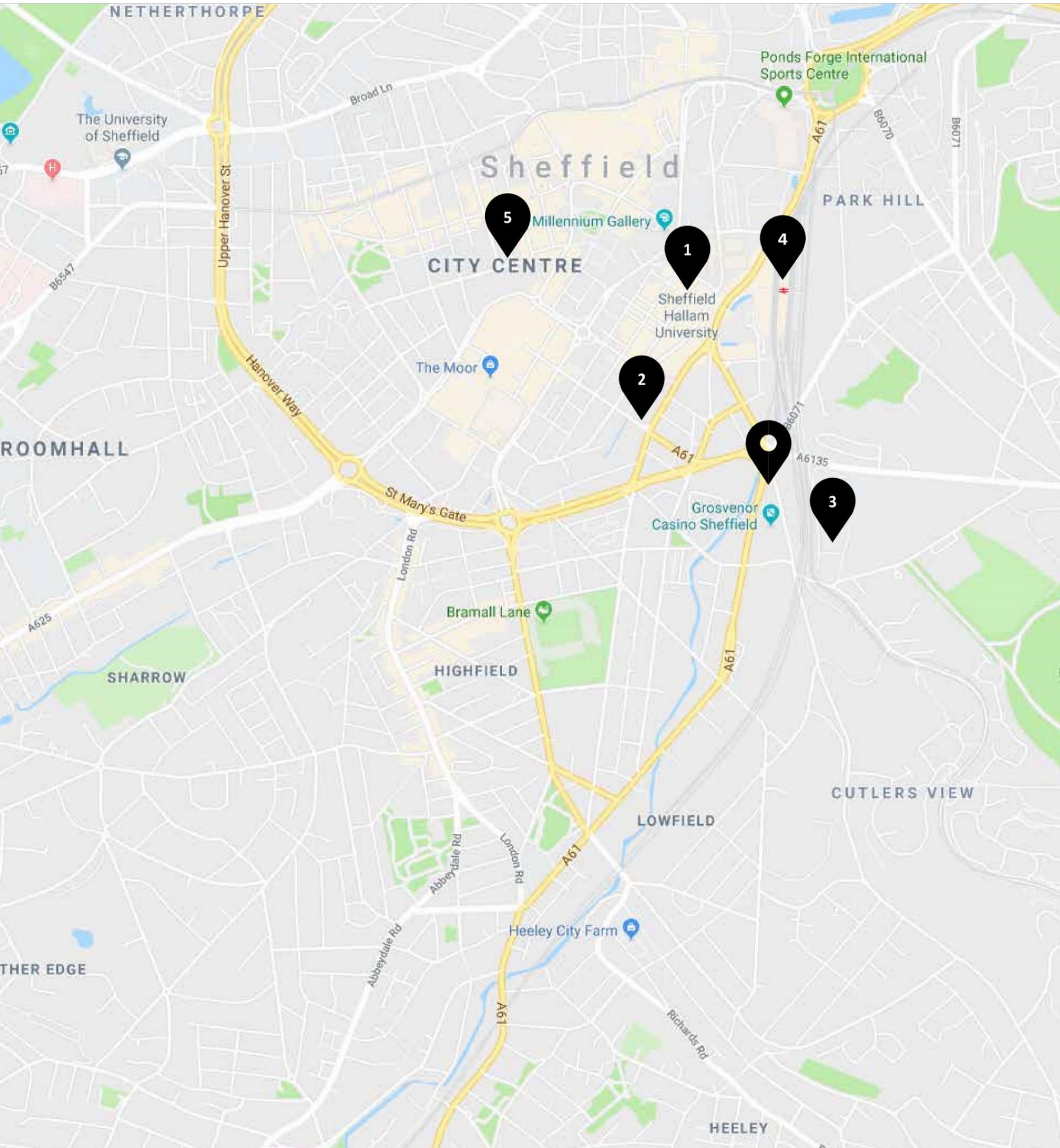
As a result of its strong reputation, there is always fierce competition for a place at the university. However, competition for accommodation is even fiercer. The University of Sheffield has approximately 28,000 students, but can only provide around 6,000 students with a room in one of its halls of residence.

Sheffield Hallam University is the 7th largest in the UK and has just opened a new STEM Centre which now acts as a regional hub of excellence for science, technology, engineering and maths. With 32,000 students enrolled on its undergraduate and postgraduate courses, similarly to Sheffield University, Sheffield Hallam can only accommodate around 4,500 students in its halls of residence.

It's easy to see that there's a significant shortfall in supply of suitable student accommodation, with a shortage of nearly 50,000 rooms.

This gap in the market needs to be met by the private sector, and this is increasingly being achieved with purpose-built, fully fitted properties across the city.





Prime Location

Right in the heart of the UK, and with excellent transport links to the rest of the country and further afield, Sheffield is in a prime location.

Whether travelling by rail, road or air, getting to and from Sheffield couldn't be easier.

Both the M1 and M18 motorways offer links into and out of Sheffield, with the M1 providing a direct route to London.

Sheffield train station is the busiest station in South Yorkshire, and runs a regular service to and from all of the major UK cities, with London reachable in just over 2 hours.

Just an hour's drive away is Manchester airport, the third busiest airport in the UK; this makes Sheffield an ideal location for international students in particular.

Once in Sheffield it's really easy to get around too. There's the very efficient Supertram which stops at several points around the city. And there's also the regular bus service and a park and ride scheme.

Sheffield's centralised location and exceptional transport links, make this thriving city even more desirable to students and investors alike.

What's nearby?

📍 Queen's Court
Development site

Walking Distance to:

- 1 Sheffield Hallam University 8 min walk
- 2 UTC Sheffield City Centre 7 min walk
- 3 Sheffield College 5 min walk
- 4 Sheffield Railway Station 10 min walk
- 5 Sheffield City Centre 19 min walk

Walk times taken from Google Maps

Chinatown Development

Just one of the many innovative development measures within Sheffield is its very own Chinatown, a £66 million investment project backed by a number of Chinese investors.

The idea behind the development was to create an area that not only celebrated Asian culture, food and business, but also acted as a centralised inclusive hub for the whole community.

At the centre of Chinatown is New Era Square, which upon completion will be home to a number of retail units, private student apartments, and substantial commercial office space. Phase 1 of this development is almost complete and Phase 2 will bring further new builds housing a GP surgery, meeting spaces, restaurants, and the China-UK Business Incubator (CUBI).

CUBI will act as a one-stop support service for Chinese and UK businesses. The idea is that CUBI will facilitate links between companies that want to work together, and help to maintain those links and explore the possibilities that a Chinese and UK working relationship can offer.

With such a large investment project being realised within the centre of the city, it is clear that Sheffield's economic growth is really gaining momentum. There are new employment opportunities, improved access to international networks and communities, and new businesses being attracted to Sheffield from all over the world. Sheffield's centralised location and exceptional transport links, make this thriving city even more desirable to students and investors alike.

Summery

Queens Court is a new build property consisting of **246 purpose-built student apartments** over 14 floors.





- Fully managed, contemporary student apartments
- Guaranteed net rental income
- Highly desirable location

Sited just a short walk from Sheffield Hallam University and only 1.3 miles from the University of Sheffield, the location of this property is ideal for the student community. Additionally, both the city centre and the mainline train station are less than a mile away, meaning students can make the most of the wide variety of facilities that the city and surrounding areas have to offer.

There are both studio and en-suite apartments available, which are well-designed, have a secure fob access system, and are finished with contemporary fixtures and fittings. These apartments are not only aesthetically pleasing but are also comfortable and functional.

Students will also have access to a number of communal areas including dining areas, a laundry, cycle store and a communal kitchen, which is finished to a very high standard.

This is a fully managed investment opportunity, with all properties available on a 250 year leasehold basis.

The en-suite apartments are available to purchase for £74,950, and studio apartments are available at £83,950.

All of the Queens Court apartments come with a 5 year assured net rental of 10% per annum.



The Opportunity

- Purchase a standard studio apartment for £83,950
- Purchase a Standard En-Suite Apartment for £74,950
- Fully managed investment
- Six floors of cluster apartments
- Fully fitted kitchens
- Clean, classic lines throughout
- Contemporary fixtures and fittings
- Exceptional local facilities and amenities
- Within an area of extensive redevelopment
- National rail links just a 8 minute walk away
- Walking distance from the city centre
- Riverview next to a large park
- Close to a local gym
- 8 minute walk away from the 3rd biggest university in the UK, Sheffield Hallam



Ease of Purchase

Both the studio apartments and en-suite apartments are being sold on a leasehold basis of 250 years. The financials on each style of apartment demonstrate a 8% net rental yield, which will be guaranteed for 5 years.

En-suite Apartments £74,950

- Select your desired en-suite apartment
- Complete the reservation form and pay £5,000 deposit
- Solicitor instructed, legal documents and sales pack sent out
- Exchange contracts within 28 days
- 50% of balance to be paid on exchange of contracts
- 25% of balance to be paid on structural completion
- 25% of balance to be paid on build completion



Studio Apartments £83,950

- Select your desired studio apartment
- Complete the reservation form and pay £5,000 deposit
- Solicitor instructed, legal documents and sales pack sent out



Communal Areas

- Reception
- Secure fob access
- CCTV for safety and security
- Full Wi-Fi throughout
- Communal Lounge for each cluster
- Communal kitchen with high gloss units
- Communal dining areas
- Large sofas
- Entrance Foyer
- Communal gardens
- Laundry
- Lifts to upper floors
- Disabled access
- High specification finish throughout

Accommodation

- Fully furnished
- Functional living space
- Bright, contemporary décor
- Study areas within each apartment
- Apartments arranged in clusters
- High gloss units
- Modern lighting systems
- En-suite facilities
- Fitted wardrobe
- Carpet/non-slip vinyl throughout
- Walk in Shower
- Linoleum flooring
- Wall tiles to shower & sink splashback

- Exchange contracts within 28 days
- 50% of balance to be paid on exchange of contracts
- 25% of balance to be paid on structural completion
- 25% of balance to be paid on build completion

Development Team

Esper Wealth is a Manchester based investment company specialising in property. We create an investment partnership with our clients by providing exceptional client support and timely, useful information without the jargon. This will ensure that you are positioned to make the best decisions with your investments.



Esper Wealth Ltd.

All of our clients can rely on our expertise at every stage of the property investment journey. This journey starts before you visit our site. At Esper Wealth we vet each developer to ensure that they can deliver what they promise. To us, this means property delivered on time, below market value, in locations which can provide long-term growth and a high investment yield. Our selection process is simple, if we would not invest our own money into a project then we will not present it to you.

FAQ'S

Where is Queens Court located?

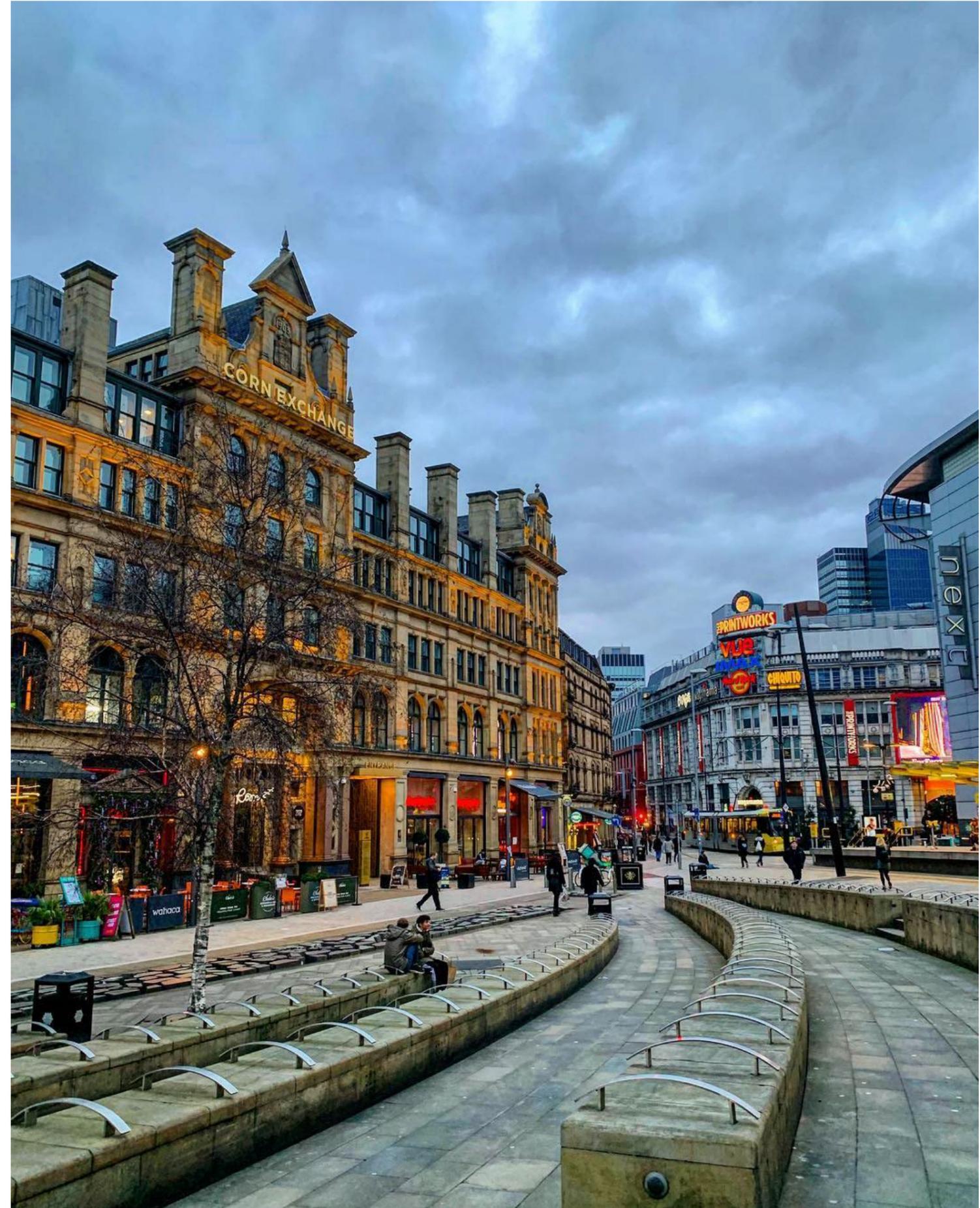
Queens Court, 2 Queens Road, Sheffield S2 4DG

When will the building be completed?

Queens Court has a completion date of Q3 2023

How many apartments are in the development?

There are 246 units in total





Am I buying freehold or leasehold?

Queens Court is a leasehold property

How long is the lease?

The leasehold is for 250 years

Are there any restrictions if I want to sell?

No, there are no restrictions should you wish to sell

How much is the ground rent?

The ground rent will be £350 per annum

What are the projected annual returns?

There is a 5 year guaranteed net yield of 10%

When is my rental income paid?

All rental income is paid quarterly in arrears

What is the name of the developer?

The developer is IGW Holdings

What is the name of the management company?

The designated management company is True Student

