

# QUEEN'S COURT SHEFFIELD

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

FINE AND INVESTMENT PROPERTY

## 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 centre 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.

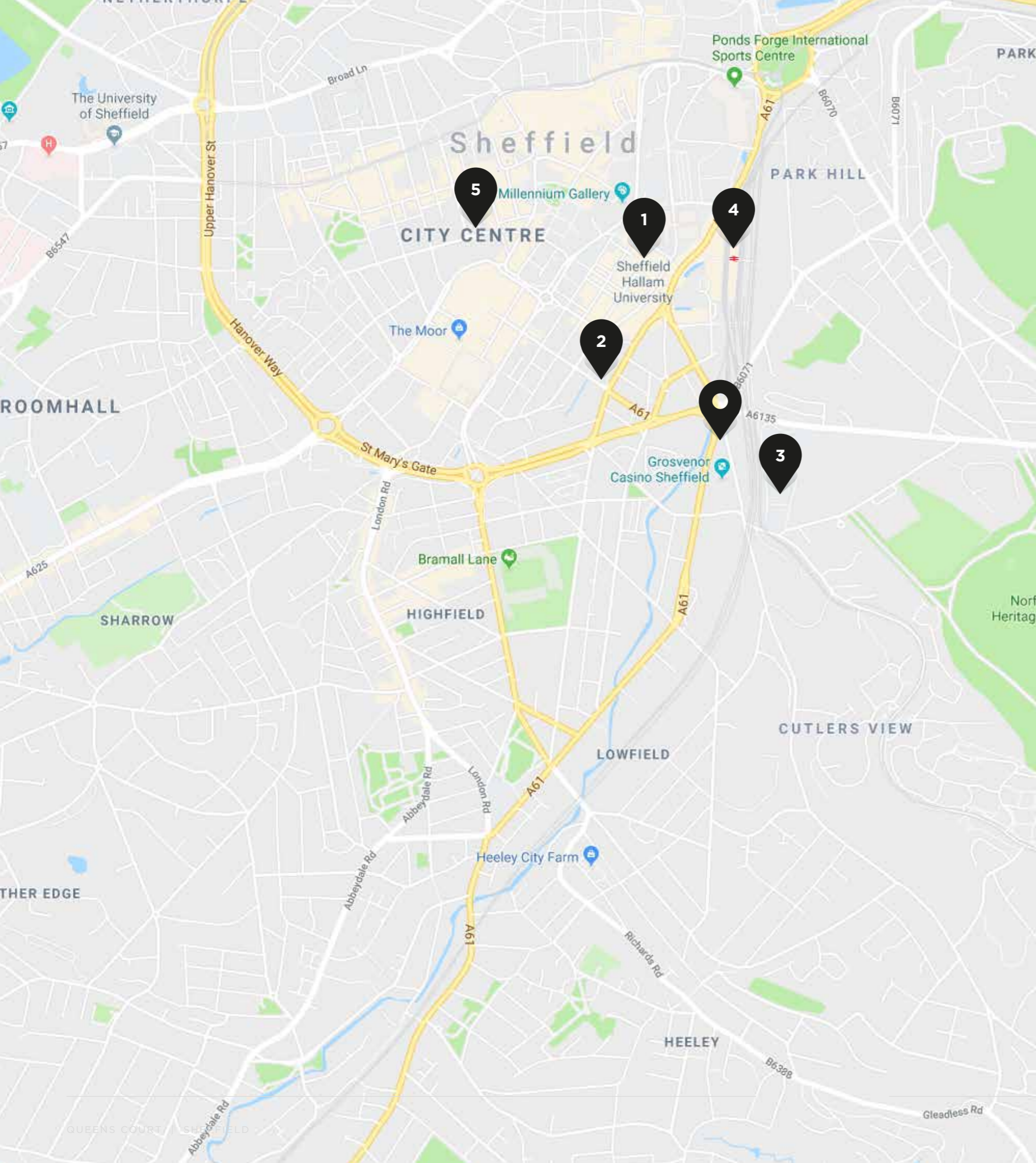
As a result of its strong reputation, there is always fierce competition for a place at the university. However, competition for accommodation is even fiercer. The University of Sheffield has approximately 28,000 students, but can only provide around 6,000 students with a room in one of its halls of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

-  Sheffield Hallam University  
*8 min walk*
-  UTC Sheffield City Centre  
*7 min walk*
-  Sheffield College  
*5 min walk*
-  Sheffield Railway Station  
*10 min walk*
-  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.





## SUMMARY

**Queens Court is a new build property consisting of 234 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 £64,950, and studio apartments are available at £78,950.

All of the Queens Court apartments come with a 5 year assured net rental of 8% per annum.



## THE OPPORTUNITY

- Purchase a standard studio apartment for £78,950
- Purchase a Standard En-Suite Apartment for £64,950
- 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
- Built by the highly reputed Nobles Construction





# 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 £64,950

- 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 £78,950

- Select your desired studio 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



## 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

# DEVELOPMENT TEAM

**A forward-thinking property development partnership. Applying exceptional skill and painstaking attention to detail to every project they undertake; whether planning or designing a new build, or repurposing an exciting building into stunning and luxurious residential accommodation.**



## IGW Holdings Ltd.

IGW Holdings was founded by three partners - Andrew Anderson, Naftali Bar Natan and Avi Idan.

Andrew is the founding member of Hermes Great Estate Ltd. He graduated from the University of London with a degree in Business Finance and subsequently found his niche in the property industry. Andrew has over 15 years of experience in the lifestyle and investment property industry with a proven track record of sourcing projects internationally to the value of £21m.

Naftali Bar Natan and Avi Idan are the founders of IBN Holdings and Tekhelet Real Estate Investments. They specialize in marketing and sales of real estate assets in Europe and the Middle East, and have extensive experience working on UK projects with both local and international developers.



## Nobles

Nobles Construction Ltd will be appointed to carry out the construction of the project. They are one of the leading providers of construction services in the region and one of the largest privately-owned contractors in the North West. They have the capability to delivering residential projects on programme and built to the highest standard.



# PROPERTY MANAGEMENT

**The Queen's Court development is managed by Fit Property, one of Sheffield's largest independent student accommodation specialists. As an established management company, they have over a decade of experience working with investors, developers and landlords, and they manage some of the city's most successful properties.**



## Fit Property

Fit Property works closely with both students and investors to ensure that all parties' needs are met. To achieve this, they use cutting edge technology to engage with their stakeholders, creating highly effective communication channels.

Offering an end to end service, the company delivers a full range of management functions. From finding and vetting tenants, to checking students in and out of the accommodation at the start and end of tenancies. They also take care of inventory and deposit management, as well as working to maximise rental returns. Additionally, the company takes on the responsibility of managing the property maintenance, including repairs, redecoration, and the cleaning of common areas.

Utilising such an established management company ensures that Queen's Court operates efficiently, whilst responding to the needs of both students and investors alike.





## 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 2020

**How many apartments are in the development?**

There are 234 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 8%

**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 Fit Property

**igw**  
Holdings