

MATILDA STREET

SHEFFIELD

S1 4RJ

**City Centre Residential Development
Opportunity**



**BNP PARIBAS
REAL ESTATE**



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THE OPPORTUNITY

- BNP Paribas Real Estate (BNPPRE) are instructed to market a prime city centre residential development opportunity at 156 Matilda Street, Sheffield, S1 4RJ.
- Located in the Cultural Quarter close to the train station, Sheffield Hallam University and existing student schemes; emerging PRS schemes nearby.
- Positive Pre-Application meeting held with Sheffield City Council highlighting potential for circa 155 studio apartments over 5 storeys.
- Sheffield city centre is an expanding and developing location offering new business space in the immediate vicinity to the site and there are significant plans to continue to improve the city centre area. North of the site is the development "Heart of the City II", next door to the newly developed retail area The Moor.
- Sheffield Metropolitan area population 1.7m. Student population 59,431, Sheffield Hallam 7th largest university in the UK.
- 0.37 acre (0.15 ha) site
- Proposals for long leasehold site purchase sought on subject to planning or unconditional basis.



MATILDA STREET

- Matilda Street is located in the south west of Sheffield's city centre, within five minutes walk from the retail and leisure core around Fargate and the newly developed area the Moor. There are numerous bus and tram options servicing the area and Sheffield train station is 10 minute walk away.
- Sheffield's Primary Urban Area has a population of 830,500 (Centre for Cities 2015) ranking it sixth in the UK. It is benefitting from the 2012 City Deal and the Growth Deal for the Sheffield City Region (£350m). The Advanced Manufacturing Park is the UK's premier technology park with world-class research and manufacturing organisations, including Rolls Royce and McLaren Automotive.
- Sheffield is also a city of sport with the Olympic Legacy Park and English Institute of Sport attracting world class athletes and the Crucible Theatre hosts the World Snooker Championship every year .
- Sheffield is also home to two well regarded and established higher education facilities: Sheffield Hallam University and the University of Sheffield with 59,000 registered students in the city.
- Sheffield has been confirmed as a stop on the High Speed Two train line to Leeds planned for completion in 2030.
- High quality of life and green city - 1/3 of Sheffield city Council area is within Peak District National Park.





MATILDA STREET CONTEXT

- The site is located between Matilda Street and Brittain Street, adjoining the Inner Ring Road, on the south side of the city centre.
- The Cube, Student Accommodation, adjoins the site to the north, Remar UK Charity to the south. The Trigon and Truro Works are also nearby.
- PLATFORM, Westrock's PRS division will be developing 300 apartments 300m to the west on Sylvester Street
- Sheffield Hallam University will be developing their new £220 million master plan to the north.

Site plan



PROPERTY

The site extends to 0.37 acres (0.15 ha) and is currently in light industrial use. The existing buildings extend to circa 11,561 sq ft (1,074 m²) and the rateable value is £28,560.

PLANNING

A Pre-Application meeting was held with Sheffield City Council in 2015 for a scheme of 155 apartments over 5/6 storeys. A copy of the written response detailing specific policy requirements is available on request. The response was generally supportive of an appropriate residential led regeneration of the site that maintained an active street level frontage, a maximum storey height of 5 storeys was preferred. The site falls within the defined Cultural Industries Quarter (CIQ) as well as the CIQ Conservation Area.

TENURE

The site is currently held by way of four long leasehold interests and discussions are underway with the freeholder to agree a single new leasehold structure. We will work with the selected purchaser to finalise these terms to the satisfaction of all parties.

There is an existing occupier on a short term basis, vacant possession will be given on completion.

INSPECTION

Viewings will be arranged by the selling agent BNP Paribas Real Estate. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor nor its agent.

OFFERS

Proposals are invited on the basis of the acquisition of a clean single long leasehold interest. Offers must contain the following details.

1) Purchasing Company

Full details of the entity that will be the acquiring party.

2) Conditions

Any conditions attached to your offer and the steps and timescales to remove them.

3) Proposed Scheme

Details of the proposed scheme in terms of number of units, storey heights and floor area.

Proposals should be sent to David Couch at BNP Paribas Real Estate, Fountain Precinct, Balm Green, Sheffield S1 2JA or david.couch@bnpparibas.com.

The site is elected for VAT purposes.

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