

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Beever Street Goldthorpe,  
Rotherham, S63

203744119

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Beaver Street Goldthorpe, Rotherham, S63

Get instant cash flow of **£735** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

Don't miss out on this fantastic investment opportunity...



Beever Street Goldthorpe,  
Rotherham, S63

203744119



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Three Piece Bathroom**

**Everything is Brand New**

**Factor Fees: £0.00**

**Ground Rent: N/A**

**Lease Length: N/A**

**Current Rent: £735**

**Market Rent: £950**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00



# Projected Investment Return



The monthly rent of this property is currently set at £735 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£735	£950
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£73.50	£95.00
<b>Total Monthly Costs</b>	<b>£447.88</b>	<b>£469.38</b>
<b>Monthly Net Income</b>	<b>£287.13</b>	<b>£480.63</b>
<b>Annual Net Income</b>	<b>£3,445.50</b>	<b>£5,767.50</b>
<b>Net Return</b>	<b>10.38%</b>	<b>17.37%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.





# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£3,867.50**  
Adjusted To

Net Return                      **11.65%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£4,042.50**  
Adjusted To

Net Return                      **12.18%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £65,000.



£55,000



**2 bedroom terraced house for sale**  
Beever Street, Goldthorpe, Rotherham, South Yorkshire, S63

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

2 Bedrooms | Entrance Porch | Lounge | Dining Kitchen | Conservatory | Attic Room | Bathroom | Ou...

SOLD PRICE HISTORY	
7 Sep 2010	£65,000



£60,000

**2 bedroom terraced house for sale**  
Beever Street, Goldthorpe, Rotherham

+ Add to report

**CURRENTLY ADVERTISED**

THREE BEDROOM | MID TERRACE HOUSE | uPVC DOUBLE GLAZED | COMBINATIO BOILER | DINING ROOM | EPC RA...

SOLD PRICE HISTORY	
19 Jan 2007	£55,500
11 Aug 2006	£40,000
10 Jun 2003	£26,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

## 2 bedroom detached house

Ingswell Drive, Notton, Wakefield, West Yorkshire, WF4

+ Add to report

NO LONGER ADVERTISED LET AGREED

Detached Property | Two Bedrooms | EPC Grade = B | Council Tax Band = E | Stunning Bespoke Proper...

Marketed from 18 Aug 2022 to 26 Sep 2022 (38 days) by Reeds Rains, Wakefield



£1,400 pcm

## 2 bedroom detached house

The Granary, Doncaster Road, East Hardwick, WF8

+ Add to report

CURRENTLY ADVERTISED

Detached Barn Conversion | Deceptively Large | Oil Fired Central Heating | Character Property | ...






Marketed from 14 Feb 2013 by MoveNow Properties, Wakefield



# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **0-2 years**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Beever Street Goldthorpe, Rotherham, S63

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**