

LET PROPERTY PACK

INVESTMENT INFORMATION

Spurr Street, Sheffield, S2

209043170

 www.letproperty.co.uk





Property Description

Our latest listing is in Spurr Street, Sheffield, S2

Get instant cash flow of **£1,743** per calendar month with a **7.6%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Spurr Street, Sheffield, S2

209043170



Property Key Features

4 Bedrooms

1 Bathroom

Spacious Rooms

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £1,743

Lounge



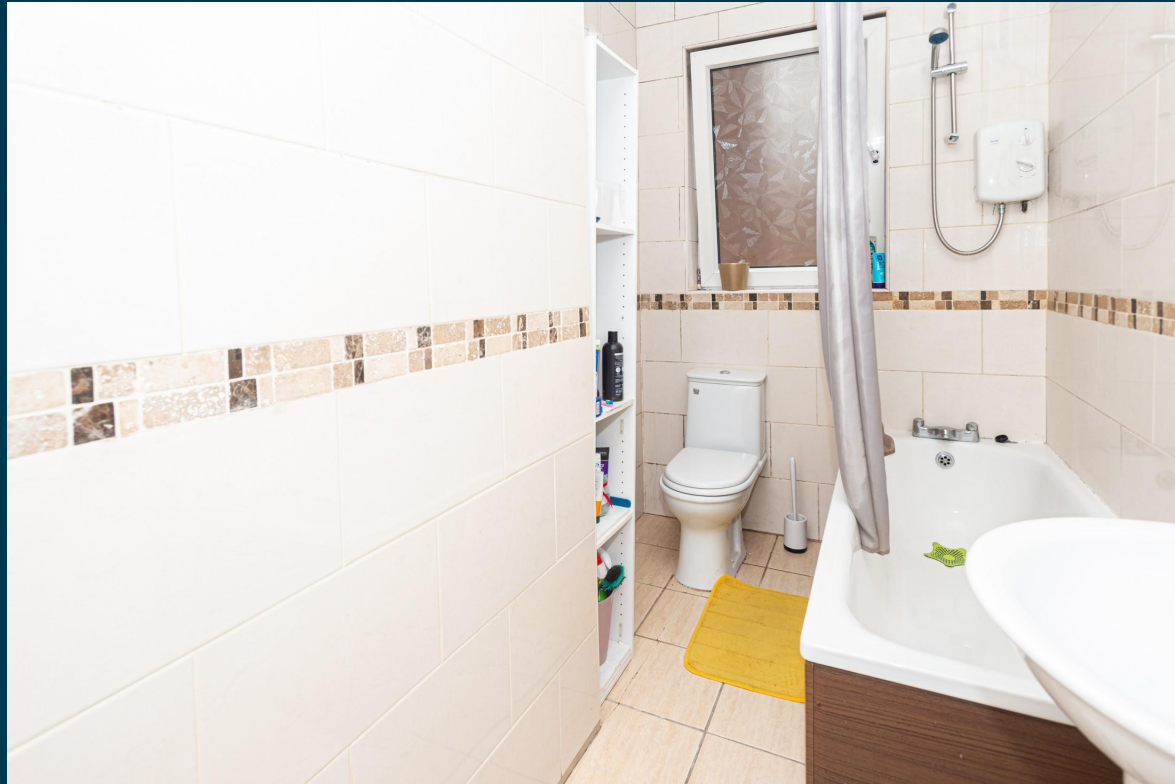
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 276,000

25% Deposit	£69,000.00
SDLT Charge	9580
Legal Fees	£1,000.00
Total Investment	£79,580.00

Projected Investment Return



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.



Returns Based on Rental Income	£1,743
Mortgage Payments on £207,000.00 @ 5%	£862.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£174.30
Total Monthly Costs	£1,051.80
Monthly Net Income	£691
Annual Net Income	£8,294
Net Return	10.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,808**
Adjusted To

Net Return **6.04%**

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

Annual Net Income **£4,154**
Adjusted To

Net Return **5.22%**

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 £215,000.



£215,000

3 bedroom terraced house for sale

Spurr Street, Sheffield, S2

+ Add to report

NO LONGER ADVERTISED SOLD STC

FABULOUS THREE DOUBLE BEDROOM MID TERRACED | THREE IMPRESSIVE FLOORS OF ACCOMMODATION TOTALLING 1...

SOLD PRICE HISTORY



£170,000

3 bedroom semi-detached house for sale

Spurr Street, Sheffield, S2

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

BEAUTIFULLY MAINTAINED FRONT GARDEN | CORNER PLOT | THREE DOUBLE SIZED BEDROOMS | AMPLE PARKING A...

Marketed from 5 Nov 2017 to 15 May 2018 (191 days) by emoov, National

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom terraced house

SPURR STREET, SHEFFIELD, S2

NO LONGER ADVERTISED

LET AGREED

+ Add to report

THREE DOUBLE BEDROOMS | FULLY FURNISHED | EXCELLENT CONDITION | REAR GARDEN | EXCELLENT LOCATION ...

SOLD PRICE HISTORY



£775 pcm

3 bedroom semi-detached house

Spurr Street, Sheffield, South Yorkshire, S2

NO LONGER ADVERTISED

LET AGREED

+ Add to report

This beautiful three-bedroom semi-detached property is situated in Heeley. The property sits on t...

SOLD PRICE HISTORY

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**

 Current term of tenancy: **2 years**

 Standard Tenancy Agreement In Place: **YES**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

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

Spurr Street, Sheffield, S2

209043170

Interested in this
property investment?

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