

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rawmarsh, Rotherham,  
S62

209838121

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





## Property Description

Our latest listing is in Rawmarsh, Rotherham, S62

Get instant cash flow of **£650** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£702** which would provide the investor a Gross Yield of **6.6%** 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...



Rawmarsh, Rotherham,  
S62

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: freehold**

**Lease Length: freehold**

**Current Rent: £650**

**Market Rent: £702**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 702

Returns Based on Rental Income	£650	£702
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£65.00	£70.20
<b>Total Monthly Costs</b>	<b>£476.88</b>	<b>£482.08</b>
<b>Monthly Net Income</b>	<b>£173.13</b>	<b>£219.93</b>
<b>Annual Net Income</b>	<b>£2,077.50</b>	<b>£2,639.10</b>
<b>Net Return</b>	<b>5.68%</b>	<b>7.22%</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      **£1,235.10**  
Adjusted To

Net Return                      **3.38%**

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

Annual Net Income      **£734.10**  
Adjusted To

Net Return                      **2.01%**

# 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 £145,000.



**3 bedroom end of terrace house for sale**  
Claypit Lane, Rawmarsh, Rotherham

[+ Add to report](#)

CURRENTLY ADVERTISED

END TERRACE | EXTENDED | CONVERTED CELLAR | REAR DECKING AREA AND GARDEN | OFF ROAD PARKING

SOLD PRICE HISTORY

31 May 2013	£76,000
7 Sep 2007	£86,995

£145,000

[Floorplan](#)



**3 bedroom end of terrace house for sale**  
South Street, Rawmarsh

[+ Add to report](#)

CURRENTLY ADVERTISED **SOLD STC**

Three bedrooms | Two reception rooms | Entrance hall | Off road parking | No chain | Deceptively ...

SOLD PRICE HISTORY

16 May 2016	£97,500
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£140,000

[Floorplan](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

## 3 bedroom house

Bradlea Rise, Rawmarsh, ROTHERHAM

NO LONGER ADVERTISED

Marketed from 27 Jul 2023 to 9 Aug 2023 (12 days) by William H. Brown Lettings, Rotherham

+ Add to report



£950 pcm

## 3 bedroom detached house

North Street, Rawmarsh, Rotherham

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2024 to 15 Apr 2024 (28 days) by Uflit, Rotherham

+ Add to report

# 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: **Moved in within the last 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.



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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**