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LET PROPERTY PACK

INVESTMENT INFORMATION

Waltheof Road, Sheffield, S2 1NU

211917348

(www.letproperty.co.uk



Property Description

Our latest listing is in Waltheof Road, Sheffield, S2 1NU

Get instant cash flow of £595 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for **£782** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Sheffield, it will make for a reliable long term investment for an investor.

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







Waltheof Road, Sheffield, S2 1NU

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2 Bedroom 1 Bathroom Spacious Lounge Spacious Room

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Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £595 Market Rent: £782

Property Key Features

Lounge





Kitchen





Bedrooms





Bathroom





Exterior





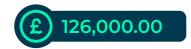
Initial Outlay





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

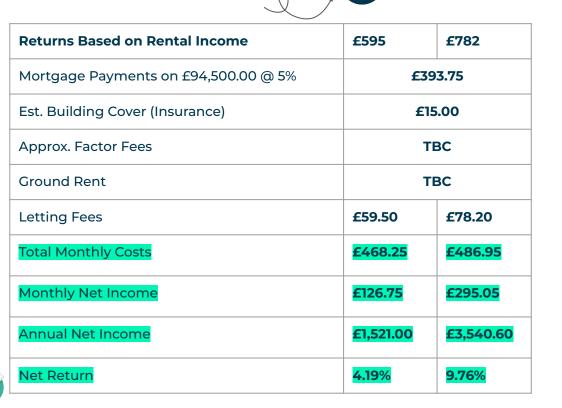


25% Deposit	£31,500.00
SDLT Charge	£3,780
Legal Fees	£1,000.00
Total Investment	£36,280.00

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. The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is





782

Return Stress Test Analysis Report





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

Annual Net Income **£1,976.60** Adjusted To

Net Return 5.45%

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

Annual Net Income **£1,650.60** Adjusted To

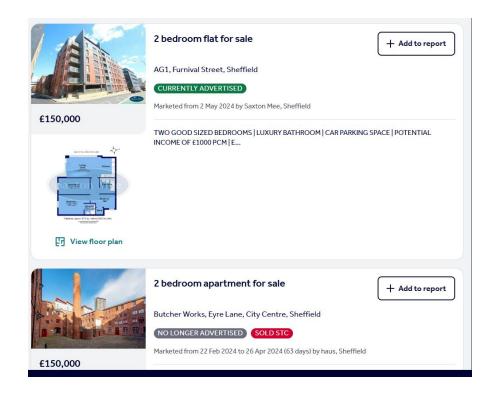
Net Return

4.55%

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 £150,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom apartment	+ Add to report	
	30 Blackwell Place		
£800 pcm	CURRENTLY ADVERTISED Marketed from 4 Nov 2024 by Igloo Accommodation, Sheffield		
Looo peni	Double Bedrooms Homely Lounge Modern Kitchen and Dining Area Large Bathroom Spare Room /		
	Sold price history:	View	
	23/04/2010	£72,000	
	14/04/2000	£31,000	
	25/08/1995	£30,950	
	Ç EPC:	View	
(Approx.) Sqft: 710 sq ft Price (£) per sqft: £1.13			
	2 bedroom flat	+ Add to report	
Birley Moor Road, Sheffield S12			
HAVEDUK Homeauterrings	CURRENTLY ADVERTISED LET AGREED		
£800 pcm	Marketed from 28 Oct 2024 by Haybrook Lettings, Sheffield		

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 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.







Waltheof Road, Sheffield, S2 1NU

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.

