

LET PROPERTY PACK

INVESTMENT INFORMATION

Waltheof Road, Sheffield,
S2

211917348

 www.letproperty.co.uk





Property Description

Our latest listing is in Waltheof Road, Sheffield, S2

Get instant cash flow of **£750** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£782** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Waltheof Road, Sheffield,
S2

211917348



Property Key Features

2 Bedrooms

1 Bathroom

Fully-Equipped Kitchen

Spacious Lounge

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 104 years

Current Rent: £750

Market Rent: £782

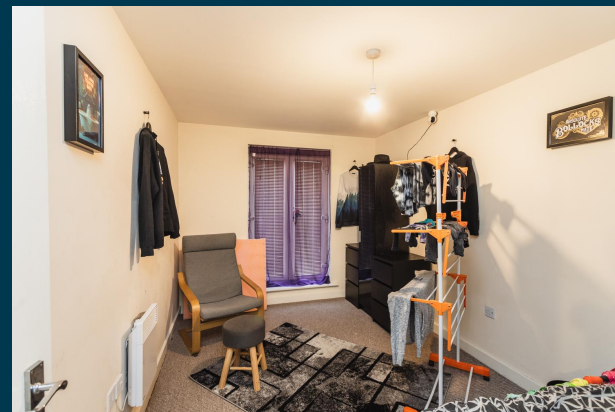
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

| | |
|------------------|------------|
| 25% Deposit | £27,250.00 |
| SDLT Charge | £5,450 |
| Legal Fees | £1,000.00 |
| Total Investment | £33,700.00 |

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 782



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| Returns Based on Rental Income | £750 | £782 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £81,750.00 @ 5% | £340.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | TBC | |
| Letting Fees | £75.00 | £78.20 |
| Total Monthly Costs | £430.63 | £433.83 |
| Monthly Net Income | £319.38 | £348.18 |
| Annual Net Income | £3,832.50 | £4,178.10 |
| Net Return | 11.37% | 12.40% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,614.10**
Adjusted To

Net Return **7.76%**

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

Annual Net Income **£2,543.10**
Adjusted To

Net Return **7.55%**

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 £65,000.



£110,000

2 bedroom apartment for sale

+ Add to report

Waltheof Road, Manor, S2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 Jul 2025 by Whitehornes, Banner Cross

IMMACULATELY PRESENTED STUNNING TWO DOUBLE BEDROOM TOP FLOOR APARTMENT | RECENTLY



£110,000

2 bedroom flat for sale

+ Add to report

Waltheof Road, Sheffield, S2

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jul 2023 to 16 Feb 2024 (227 days) by Strike, Yorkshire

Well Presented | Perfect For First Time Buyers | Ideal For Investors | Recently Decorated

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

Waltheof Road, Sheffield, S2

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2025 to 1 Sep 2025 (5 days) by OpenRent, London

+ Add to report



£800 pcm

2 bedroom flat

Waltheof Road, Sheffield, S2

NO LONGER ADVERTISED

Marketed from 3 Feb 2025 to 4 Feb 2025 by OpenRent, London

+ Add to report

Current Tenant Profile



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: **4 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.



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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