

LET PROPERTY PACK

INVESTMENT INFORMATION

Berkeley Precinct,
Sheffield, S11 8PN

211696638

 www.letproperty.co.uk





Property Description

Our latest listing is in Berkeley Precinct, Sheffield, S11 8PN

Get instant cash flow of **£700** per calendar month with a **5.2%** Gross Yield for investors.

The property has long term tenants currently situated, and located within a prime rental location in Sheffield. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Easy access to local amenities

Factor Fees: £108.00

Ground Rent: Leasehold

Lease Length: Leasehold

Current Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 700



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	£700
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£108.00
Ground Rent	Leasehold
Letting Fees	£70.00
Total Monthly Costs	£696.13
Monthly Net Income	£3.88
Annual Net Income	£46.50
Net Return	0.10%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,353.50**

Net Return **-2.94%**

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


Annual Net Income Adjusted To **-£2,368.50**

Net Return **-5.14%**

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 £165,000.



2 bedroom flat for sale [+ Add to report](#)


Victoria Road, Sheffield, South Yorkshire, S10

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 5 Aug 2024 by Blundells, Banner Cross

Guide Price £165,000 - £175,000 A lovely well-proportioned two bedroom top floor apartment

£165,000



2 bedroom flat for sale [+ Add to report](#)

18 The Chase, Clarke Dell, Broomhill, Sheffield, S10 2NR

NO LONGER ADVERTISED

Marketed from 10 Sep 2024 to 25 Oct 2024 (45 days) by Saxton Mee, Sheffield


Two bedroom apartment | Highly sought after location | Ideal For A First Time Buyer | Ideal Inves...

£160,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat + Add to report


Apt 1 Sandbeck Court, 124 Psalter Lane, Sheffield

NO LONGER ADVERTISED **LET AGREED**

Marketed from 15 Dec 2023 to 5 Jan 2024 (20 days) by Saxton Mee, Sheffield

£795 pcm

To let in the prime location of Psalter lane, just a stones throw from the fashionable Ecclesall ...



2 bedroom flat + Add to report

Flat 2, 397 Ecclesall Road, Sheffield

NO LONGER ADVERTISED

Marketed from 3 Jul 2024 to 9 Jul 2024 (6 days) by Dove Properties, Sheffield






£758 pcm

Central Ecclesall Road Location | Large Beds Throughout | Modern Bathroom | Opposite Collegiate

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: **5 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.

