

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sherwood Street, Barnsley,  
S71

211790302

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





## Property Description

Our latest listing is in Sherwood Street, Barnsley, S71

Get instant cash flow of **£525** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

**With a tenant situated, A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

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



Sherwood Street,  
Barnsley, S71

211790302



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £525**

**Market Rent: £700**



# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£3,150
Legal Fees	£1,000.00
Total Investment	£30,400.00



# Projected Investment Return



The monthly rent of this property is currently set at £525 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	£525	£700
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	freehold	
Letting Fees	£52.50	£70.00
<b>Total Monthly Costs</b>	<b>£395.63</b>	<b>£413.13</b>
<b>Monthly Net Income</b>	<b>£129.38</b>	<b>£286.88</b>
<b>Annual Net Income</b>	<b>£1,552.50</b>	<b>£3,442.50</b>
<b>Net Return</b>	<b>5.11%</b>	<b>11.32%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,042.50**  
Adjusted To

Net Return                      **6.72%**

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

Annual Net Income      **£1,867.50**  
Adjusted To


Net Return                      **6.14%**



# 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 £120,000.00.



**3 bedroom end of terrace house for sale** + Add to report

Upper Sheffield Road, Barnsley, S70 4PW

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 24 Feb 2021 to 3 Nov 2021 (252 days) by Hunters, Barnsley

Three Bedroom End of Terrace Property | Rear Enclosed Garden and Garage | Spacious Throughout | ...


**£120,000**

**Sold price history:** View

07/06/2024	£143,000
20/08/2021	£120,000
29/04/2016	£95,000

**EPC:** View

(Approx.) Sqft: **1,001 sq ft** Price (£) per sqft: **£142.85**



**3 bedroom end of terrace house for sale** + Add to report

Bracken Court, Kendray, S70

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 19 Feb 2021 to 22 Nov 2021 (275 days) by Whitegates, Barnsley


**£120,000**

END TOWN HOUSE | THREE BEDROOMS | CUL DE SAC LOCATION | FANTASTIC ACCESS FOR COMMUTERS | BEAUTIFUL...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.




### 3 bedroom terraced house


Park Road, Barnsley

**NO LONGER ADVERTISED**

Marketed from 17 Jan 2022 to 26 Jan 2022 (9 days) by HabodeL UK, Doncaster

Newly Refurbished | New Kitchen | Refreshed Bathroom | Home Maintenance App | Pet Rents from £15/...


	Sold price history:	<a href="#">View</a>
	23/08/2021	£65,000
	13/03/2001	£34,000

 EPC: [View](#)

(Approx.) Sqft: **732 sq ft**    Price (€) per sqft: **€0.96**

[View floor plan](#)

[+ Add to report](#)



### 3 bedroom terraced house

St. Johns Road, Barnsley, South Yorkshire, S70 1QU

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 17 Jan 2022 to 7 Mar 2022 (48 days) by Linley & Simpson, Holmfirth

Terraced House | Three Bedrooms | Gardens to Front and Rear | Fully Refurbished | Available Now






[+ 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: **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.



**LETPROPERTY**