

LET PROPERTY PACK

INVESTMENT INFORMATION

Poole Road, Sheffield, S9

211611281

 www.letproperty.co.uk





Property Description

Our latest listing is in Poole Road, Sheffield, S9

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Poole Road, Sheffield, S9

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Property Key Features

3 Bedrooms

1 Bathroom

Fireplace and Storage Unit

Patio and Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £550

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000

25% Deposit	£30,000.00
SDLT Charge	3600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is



£ 950

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	£550	£950
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£95.00
Total Monthly Costs	£445.00	£485.00
Monthly Net Income	£105	£465
Annual Net Income	£1,260	£5,580
Net Return	3.64%	16.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,680**
Adjusted To

Net Return **10.64%**

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

Annual Net Income **£3,780**
Adjusted To

Net Return **10.92%**

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 £160,000.



£160,000

3 bedroom semi-detached house for sale

+ Add to report

Colister Drive, Sheffield, S9

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Aug 2023 to 14 Dec 2023 (105 days) by Strike, Yorkshire



£95,000

3 bedroom terraced house for sale

+ Add to report

James Street, Darnall

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Sep 2021 to 16 Feb 2022 (160 days) by Whitehornes, Woodseats

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom terraced house

+ Add to report

Poole Road, Sheffield, S9

NO LONGER ADVERTISED

Marketed from 15 May 2023 to 25 May 2023 (9 days) by OpenRent, London



£595 pcm

3 bedroom semi-detached house

+ Add to report

Acres Hill Road, Carriages






NO LONGER ADVERTISED

Marketed from 21 Mar 2023 to 21 Mar 2023 by Martin & Co, Sheffield

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: **10 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.



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