

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wellgate Mount,  
Rotherham, S60 2LY

212713896

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## Property Description

Our latest listing is in Wellgate Mount, Rotherham, S60 2LY

Get instant cash flow of **£750** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£823** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

**The property has long term tenants currently situated, and located within a prime rental location in Rotherham. 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...



Wellgate Mount,  
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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Good Condition**

**Easy access to local amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £750**

**Market Rent: £823**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £167,000 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£5,010
Legal Fees	£1,000.00
Total Investment	£47,760.00

# Projected Investment Return



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

£ 823

Returns Based on Rental Income	£750	£823
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£82.30
<b>Total Monthly Costs</b>	<b>£611.88</b>	<b>£619.18</b>
<b>Monthly Net Income</b>	<b>£138.13</b>	<b>£203.83</b>
<b>Annual Net Income</b>	<b>£1,657.50</b>	<b>£2,445.90</b>
<b>Net Return</b>	<b>3.47%</b>	<b>5.12%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£799.90**  
Adjusted To

Net Return                      **1.67%**

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

Annual Net Income      **-£59.10**  
Adjusted To

Net Return                      **-0.12%**



# 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 £175,000.



£175,000

## 3 bedroom semi-detached house for sale

+ Add to report

Gilberthorpe Street, Clifton, Rotherham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Aug 2023 to 29 Apr 2024 (242 days) by William H. Brown, Rotherham

Three bedroom semi detached property | Spacious accommodation throughout | Close to local



£170,000

## 3 bedroom semi-detached house for sale

+ Add to report

Brunswick Road, Rotherham, South Yorkshire, S60

NO LONGER ADVERTISED **SOLD STC**


Marketed from 3 May 2024 to 29 Aug 2024 (118 days) by Reeds Rains, Rotherham

Neutrally decorated throughout | Two reception rooms | No chain | Three bedrooms with natural

# 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**.



**3 bedroom semi-detached house** + Add to report

Oxley Grove, Rotherham, South Yorkshire, S60

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

Marketed from 21 Nov 2023 to 5 Jan 2024 (44 days) by Reeds Rains, Rotherham

**£950 pcm**

This beautiful three bed semi detached property won't be around for long! Situated in the popular...



**3 bedroom semi-detached house** + Add to report

Clough Street, Rotherham, South Yorkshire, S61

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

Marketed from 6 Jun 2024 to 12 Jun 2024 (5 days) by Linley & Simpson, Sheffield

**£900 pcm**

THREE BEDROOMS | EXCELLENT CONDITION | LOW MAINTENANCE REAR GARDEN | DRIVEWAY

# 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**

 Current term of tenancy: **3 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.



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