

LET PROPERTY PACK

INVESTMENT INFORMATION

Carr Forge Road, Sheffield,
S12

211715275

 www.letproperty.co.uk





Property Description

Our latest listing is in Carr Forge Road, Sheffield, S12

Get instant cash flow of **£650** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£877** which would provide the investor a Gross Yield of **6.3%** 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...



Carr Forge Road,
Sheffield, S12

211715275



Property Key Features

2 Bedrooms

1 Bathroom

Garden Ground Space

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £650

Market Rent: £877

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £167,000.00 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 £650 per calendar month but the potential market rent is

£ 877

Returns Based on Rental Income	£650	£877
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£87.70
Total Monthly Costs	£601.88	£624.58
Monthly Net Income	£48.13	£252.43
Annual Net Income	£577.50	£3,029.10
Net Return	1.21%	6.34%

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 **£1,275.10**
Adjusted To

Net Return **2.67%**

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

Annual Net Income **£524.10**
Adjusted To

Net Return **1.10%**

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 £190,000.




2 bedroom semi-detached house for sale [+ Add to report](#)

Carr Forge Close, Sheffield, S12

NO LONGER ADVERTISED

Marketed from 15 Dec 2022 to 12 Jan 2023 (27 days) by Key2go Estate & Letting Agents Ltd, Sheffield

£190,000



2 bedroom semi-detached house for sale [+ Add to report](#)

Dyke Vale Road, Sheffield, S12

CURRENTLY ADVERTISED **UNDER OFFER**

Marketed from 6 Sep 2024 by Purplebricks, covering Sheffield

£160,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom semi-detached house

+ Add to report

Dyke Vale Place, Hackenthorpe, S12

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2024 to 31 Jul 2024 (20 days) by Key2go Estate & Letting Agents Ltd, Sheffield



£675 pcm

2 bedroom semi-detached house

+ Add to report

Birley Spa Lane, Sheffield, S12

NO LONGER ADVERTISED






LET AGREED

Marketed from 9 Nov 2023 to 19 Dec 2023 (39 days) by Whitehorns, Woodseats

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: **2 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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