

LET PROPERTY PACK

INVESTMENT INFORMATION

Sovereign House, Queen
Street, Sheffield, S1

213097607

 www.letproperty.co.uk





Property Description

Our latest listing is in Sovereign House, Queen Street, Sheffield, S1

Get instant cash flow of **£650** per calendar month with a **15.6%** Gross Yield for investors.

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...



Sovereign House, Queen Street, Sheffield, S1

213097607



Property Key Features

Studio Flat

Three-Piece Bathroom

Modern Condition

Good Condition

Factor Fees: £264.75

Ground Rent: £23.67

Lease Length: 240 years

Current Rent: £650

Lounge



Kitchen



Bedrooms



Exterior



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 £50,000.



£50,000

Studio flat for sale

Queen Street, Sheffield, S1

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Feb 2022 to 20 Oct 2022 (247 days) by Strike, Yorkshire

+ Add to report



£40,000

Studio flat for sale

Sovereign House Silver Street, , Sheffield City Centre S1 2FP

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2024 to 29 Nov 2024 (105 days) by yieldit, Manchester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom apartment

Queen Street, Sheffield, South Yorkshire, S1

NO LONGER ADVERTISED

Marketed from 8 Jul 2024 to 10 Jul 2024 (2 days) by Reeds Rains, Sheffield City Living

+ Add to report



£500 pcm

Studio flat

Queen Street, SHEFFIELD

NO LONGER ADVERTISED






Marketed from 8 Mar 2024 to 23 Apr 2024 (45 days) by William H. Brown Lettings, Crystal Peaks

+ 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**
-  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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Sovereign House, Queen Street, Sheffield,
S1

PROPERTY ID: 12345678

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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