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LET PROPERTY PACK

INVESTMENT INFORMATION

Blonk Street, Sheffield, S3

212944244

(www.letproperty.co.uk





Property Description

Our latest listing is in Blonk Street, Sheffield, S3.

Get instant cash flow of £780 per calendar month with a 6.8% 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...





Blonk Street, Sheffield, S3

212944244

 1 bedroom
 Factor Fe

 1 bathroom
 Ground I

 Spacious Rooms
 Lease Le

Property Key Features

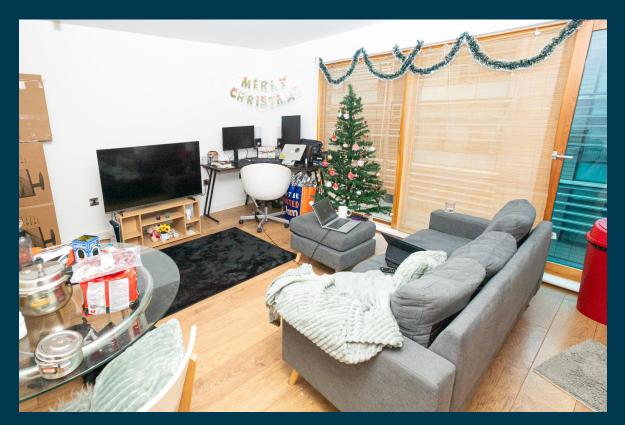
Well Maintained Property

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Factor Fees: TBC Ground Rent: £100.00 per annum Lease Length: 110 years Current Rent: £780











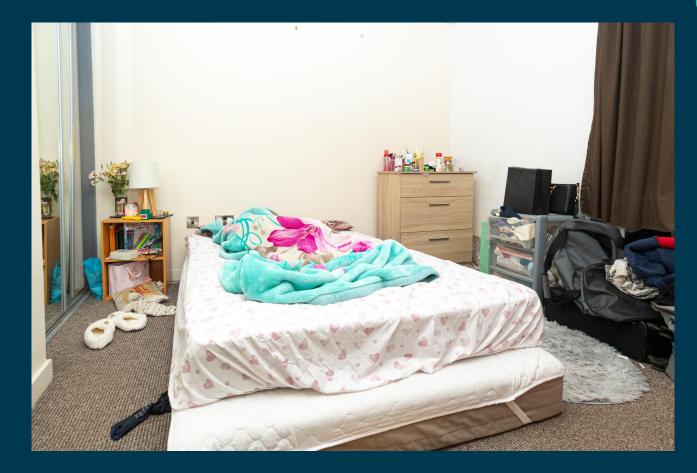
Kitchen





Bedrooms





Bathroom





Exterior







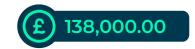






Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

Projected Investment Return



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. The monthly rent of this property is currently set at £780 per calendar month.

Returns Based on Rental Income	£780
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	твс
Ground Rent	£100.00
Letting Fees	£78.00
Total Monthly Costs	£624.25
Monthly Net Income	£155.75
Annual Net Income	£1,869.00
Net Return	<mark>4.71%</mark>

Return Stress Test Analysis Report





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

Annual Net Income -£6,555.00 Adjusted To

Net Return

-16.54%

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

Annual Net Income -£7,425.00 Adjusted To

Net Return -18.73%

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 £158,000.





Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £2,250 based on the analysis carried out by our letting team at **Let Property Management**.



Victoria Quays, Wharf Street, Sheffield, S2

CURRENTLY ADVERTISED

Marketed from 3 Sep 2022 by Livinc, North Street

+ Add to report

£2,250 pcm

£1,252 pcm



1 bedroom apartment

Soho Yard, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 3 Oct 2024 to 11 Nov 2024 (39 days) by Urban Bubble, Soho Yard





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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

