

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



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: TBC

Ground Rent: £100.00 per annum

Lease Length: 110 years

Current Rent: £780

Lounge



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

£ 138,000.00

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

Projected Investment Return



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



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	£780
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
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	4.71%

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.



1 bedroom flat for sale [+ Add to report](#)

West Bar, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 11 Sep 2022 to 12 Mar 2023 (181 days) by Strike, Yorkshire

£158,000



1 bedroom apartment for sale [+ Add to report](#)

Blonk Street, Sheffield, South Yorkshire, S3

NO LONGER ADVERTISED

Marketed from 19 Aug 2022 to 12 Dec 2022 (114 days) by Sold.co.uk, London

£130,000

LEASEHOLD TENANTED Council Tax Band: A We are delighted to present to the open market this

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**.



£2,250 pcm

1 bedroom flat

Victoria Quays, Wharf Street, Sheffield, S2

CURRENTLY ADVERTISED

Marketed from 3 Sep 2022 by Livinc, North Street

+ Add to report



£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

+ 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: **5 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.



www.letproperty.co.uk

Blonk Street, Sheffield, S3

212944244

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.



LETPROPERTY