

LET PROPERTY PACK

INVESTMENT INFORMATION

South View Road, Sheffield,
S7

213257537

 www.letproperty.co.uk





Property Description

Our latest listing is in South View Road, Sheffield, S7.

Get instant cash flow of **£1,980** per calendar month with a **7.6%** 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...



South View Road,
Sheffield, S7

213257537



Property Key Features

4 bedroom

1 bathroom

Well Maintained Property

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 800 years

Current Rent: £1,980

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £311,000.00 and borrowing of £233,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 311,000.00

25% Deposit	£77,750.00
SDLT Charge	£12,380
Legal Fees	£1,000.00
Total Investment	£91,130.00

Projected Investment Return



The monthly rent of this property is currently set at £1,980 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	£1,980
Mortgage Payments on £233,250.00 @ 5%	£971.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£198.00
Total Monthly Costs	£1,184.88
Monthly Net Income	£795.13
Annual Net Income	£9,541.50
Net Return	10.47%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£11,842.50**

Net Return **-13.00%**

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

Annual Net Income Adjusted To **-£16,507.50**

Net Return **-18.11%**

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 £325,000.



4 bedroom terraced house for sale

+ Add to report

South View Road, Nether Edge, Sheffield

NO LONGER ADVERTISED SOLD STC

Marketed from 14 Feb 2022 to 1 Jun 2022 (106 days) by Saxton Mee, Sheffield

FOUR BEDROOMS | TWO BATHROOMS | SEPARATE DINING ROOM | IMPOSING HALLWAY | OFF SHOT



4 bedroom terraced house for sale

+ Add to report

South View Road, Nether Edge, Sheffield

NO LONGER ADVERTISED SOLD STC

Marketed from 22 Jul 2022 to 14 Dec 2022 (145 days) by haus, Sheffield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,973 based on the analysis carried out by our letting team at **Let Property Management**.



£3,973 pcm

4 bedroom house

+ Add to report

Olive Grove Road, Sheffield, S2

CURRENTLY ADVERTISED

Marketed from 2 Jan 2024 by Livinc, North Street

Flexible Leases | All Inclusive | Free WIFI | Parking Available



£3,500 pcm

4 bedroom mews house

+ Add to report

41 Kenwood Road, Kenwood, S7

NO LONGER ADVERTISED LET AGREED

Marketed from 17 May 2024 to 21 Aug 2024 (95 days) by Redbrik, Sheffield

Four Bedroom Semi Detached Mews House | Sympathetically Refurbished Throughout | Three Reception ...

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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