

LET PROPERTY PACK

INVESTMENT INFORMATION

Pitsmoor Road,
Sheffield, S3 9AU

214329245

 www.letproperty.co.uk





Property Description

Our latest listing is in Pitsmoor Road, Sheffield, S3 9AU

Get instant cash flow of **£550** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Pitsmoor Road,
Sheffield, S3 9AU

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Property Key Features

1 bedroom

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: £43.3

Ground Rent: £30

Lease Length: 60

Current Rent: £550

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 700



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	£550	£700
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£43.30	
Ground Rent	£0.30	
Letting Fees	£55.00	£70.00
Total Monthly Costs	£401.10	£416.10
Monthly Net Income	£148.90	£283.90
Annual Net Income	£1,786.80	£3,406.80
Net Return	6.68%	12.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,006.80**
Adjusted To

Net Return **7.50%**

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

Annual Net Income **£2,030.40**
Adjusted To

Net Return **7.59%**

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 £90,000.



£90,000

1 bedroom apartment for sale

+ Add to report

Cornwall Works, Green Lane, Kelham, Sheffield

NO LONGER ADVERTISED

Marketed from 9 Feb 2024 to 13 May 2024 (93 days) by haus, Sheffield

1 Bedroom Ground Floor Apartment | Sought After Development in Kelham | Generous Open Plan Living...



£80,500

1 bedroom apartment for sale

+ Add to report

Cross Bedford Street, Sheffield, South Yorkshire, S6

CURRENTLY ADVERTISED


Marketed from 31 Mar 2023 by Reeds Rains, Sheffield City Living

CURRENT INCOME OF £565PCM | SPACIOUS STUDIO APARTMENT | TENANTED UNTIL NOVEMBER 2025 | POPULAR RE...

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**.



1 bedroom apartment + Add to report


Cotton Street, Cotton Mill Cotton Street, S3

NO LONGER ADVERTISED **LET AGREED**

Marketed from 24 Nov 2023 to 30 Jan 2024 (66 days) by Redbrik, Sheffield

One Bedroom Apartment | Iconic New Address In The Vibrant Kelham Island District | Third Floor Po...

£750 pcm



1 bedroom apartment + Add to report

Chatham Street, Sheffield, South Yorkshire, S3

NO LONGER ADVERTISED

Marketed from 26 Apr 2024 to 18 Jun 2024 (52 days) by Intus Lettings, Sheffield






Fully Furnished | Shops and amenities nearby | En suite | Double glazing | Close to public transport

£725 pcm

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.



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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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