

LET PROPERTY PACK

INVESTMENT INFORMATION

Bradfield Road, Sheffield,
S6

213841401

 www.letproperty.co.uk





Property Description

Our latest listing is in Bradfield Road, Sheffield, S6

Get instant cash flow of **£700** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.8%** 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...



Bradfield Road, Sheffield,
S6

213841401



Property Key Features

3 bedrooms

1 bathroom

Well Maintained Property

Spacious Rooms

Factor Fees: 301 pm

Ground Rent: 10.41 pm

Lease Length: 69 years

Current Rent: £700

Market Rent: £750

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	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 750



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	£700	£750
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	301 pm	
Ground Rent	10.41 pm	
Letting Fees	£70.00	£75.00
Total Monthly Costs	£372.50	£377.50
Monthly Net Income	£327.50	£372.50
Annual Net Income	£3,930.00	£4,470.00
Net Return	13.74%	15.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,970.00**
Adjusted To

Net Return **10.38%**

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

Annual Net Income **£3,090.00**
Adjusted To

Net Return **10.80%**

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 £95,000.



£95,000

3 bedroom flat for sale

+ Add to report

Regent Court, Bradfield Road, Hillsborough, S6 2BX - No Chain Involved

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Aug 2023 to 25 Apr 2024 (251 days) by MorfittSmith, Sheffield



£79,000

3 bedroom flat for sale

+ Add to report

Bradfield Road, Sheffield, S6

NO LONGER ADVERTISED

Marketed from 22 Aug 2024 to 2 Jan 2025 (133 days) by Bettermove, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom flat

+ Add to report

Regent Court, Bradfield Road, Sheffield, South Yorkshire, S6

CURRENTLY ADVERTISED

LET AGREED

Marketed from 23 Dec 2024 by Linley & Simpson, Sheffield



£800 pcm

3 bedroom flat

+ Add to report

Bradfield Road, Hillsborough, Sheffield, South Yorkshire, S6 2BX






NO LONGER ADVERTISED

Marketed from 4 Dec 2024 to 11 Dec 2024 (6 days) by Mudhut Property, Brighton

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **3 years+**
-  Payment history: **On time for length of tenancy**

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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