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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...

LETPR®PERTY





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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













Bedrooms





Bathroom





Exterior



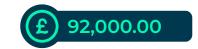






Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

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 £700 per calendar month but the potential market rent is



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	<mark>13.74%</mark>	<mark>15.63%</mark>

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.





£79,000

ſŢ.	3 bedroom flat for sale	+ Add to report
0	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

£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

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: 3 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.

