


LET PROPERTY PACK

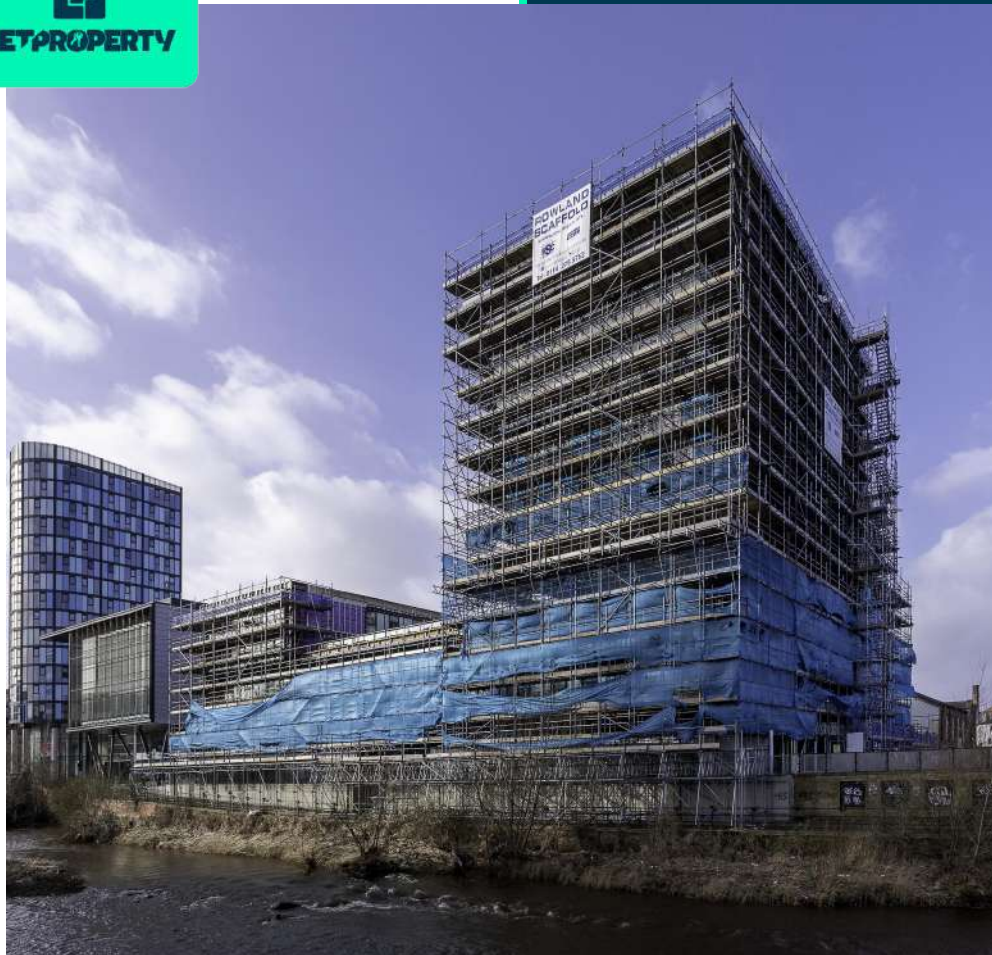
INVESTMENT INFORMATION

North Bank, Sheffield, S3

213562817

 www.letproperty.co.uk





Property Description

Our latest listing is in North Bank, Sheffield, S3

Get instant cash flow of **£650** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



North Bank, Sheffield, S3

213562817



Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £100 pm

Ground Rent: £25 pm

Lease Length: 99 years

Current Rent: £650

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit £36,250.00

SDLT Charge £7,250

Legal Fees £1,000.00

Total Investment £44,500.00

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.

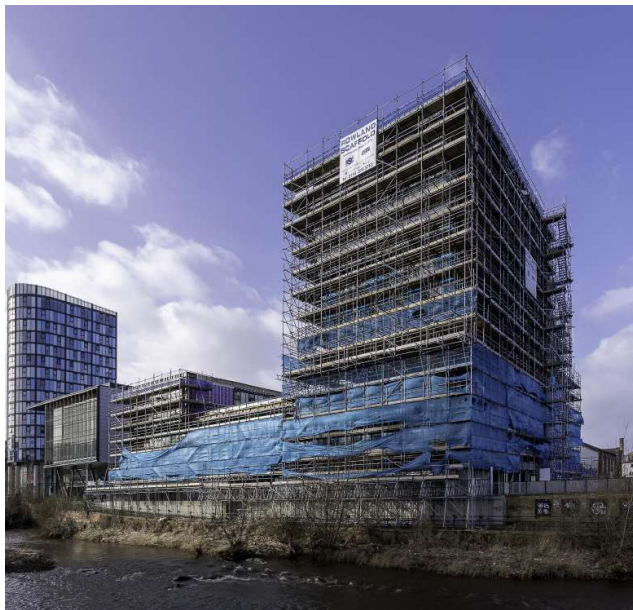


The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£650	£700
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£25.00	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£658.13	£663.13
Monthly Net Income	-£8.13	£36.88
Annual Net Income	-£97.50	£442.50
Net Return	-0.22%	0.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£957.50**
Adjusted To

Net Return **-2.15%**

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


Annual Net Income **-£1,432.50**
Adjusted To

Net Return **-3.22%**

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 £150,000.00.



1 bedroom apartment for sale

Millau, Kelham Island, Sheffield

CURRENTLY ADVERTISED

Marketed from 15 Feb 2025 by eXp UK, Yorkshire and The Humber

£150,000

02/04/2015

Sold price history:

View

E71,250


EPC:

View

(Approx.) Sqft: **506 sq ft** Price (£) per sqft: **£296.50**

View floor plan

+ Add to report



1 bedroom flat for sale

Victoria Street, City Centre, Sheffield, S3

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 18 Jul 2024 by Belvoir Sales, Sheffield

£150,000





One Bedroom Duplex Apartment | Two W.C.'s | Spacious | Close proximity to both Universities and ho...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.

	<p>1 bedroom flat</p> <p>Flat 4, 11 St James Row, S1 2EU</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 18 Feb 2025 by Thornsall Properties, Sheffield</p>
<p>£700 pcm</p>  <p>View floor plan</p>	<p>Student / Professional / Dual Occupancy 1 Bedroom First Floor Flat Kitchen & Separate Lounge...</p> <p> EPC: View</p> <p>(Approx.) Sqft: 463 sqft Price (£) per sqft: £1.51</p>
	<p>1 bedroom flat</p> <p>Flat 1, Shaw Works, 48 Garden Street, S1 4BJ</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 18 Feb 2025 by Thornsall Properties, Sheffield</p>
<p>£700 pcm</p>	<p>Student Or Professional Sharers Water and Internet - £75 per month Open Plan Living Kitchen ...</p>

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.



North Bank, Sheffield, S3

213562817

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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