

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Waverley View, Rotherham  
S60

210974814

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Waverley View, Rotherham S60

Get instant cash flow of **£700** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£968** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Waverley View,  
Rotherham S60

210974814



## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £968**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 103,000

SDLT Charge	£5,150
Legal Fees	£1,000
Total Investment	£109,150

# Projected Investment Return



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

£ 968

Returns Based on Rental Income	£700	£968
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£96.80
<b>Total Monthly Costs</b>	<b>£85.00</b>	<b>£111.80</b>
<b>Monthly Net Income</b>	<b>£615.00</b>	<b>£856.20</b>
<b>Annual Net Income</b>	<b>£7,380.00</b>	<b>£10,274.40</b>
<b>Net Return</b>	<b>6.76%</b>	<b>9.41%</b>

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£8,338**  
Adjusted To

Net Return                      **7.64%**



# 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 £130,000.



£130,000

## 4 bedroom semi-detached house for sale

+ Add to report

Nursery Drive, Rotherham, South Yorkshire

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 30 Jun 2021 to 22 Oct 2021 (113 days) by Springbok Properties, Nationwide



£110,000

## 3 bedroom semi-detached house for sale

+ Add to report

Nursery Drive, Catcliffe

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jun 2024 by Bartons, Rotherham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,450 pcm**

## 3 bedroom semi-detached house

+ Add to report

Sheffield Lane, Catcliffe, Rotherham, S60

**NO LONGER ADVERTISED**

Marketed from 28 Dec 2024 to 21 Jan 2025 (24 days) by OpenRent, London



**£1,400 pcm**

## 3 bedroom detached house

+ Add to report

Banks Way, Catcliffe, Rotherham, S60

**NO LONGER ADVERTISED**

Marketed from 19 Oct 2023 to 2 Nov 2023 (13 days) by OpenRent, London

# 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: **2 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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Waverley View, Rotherham S60

PROPERTY ID: 12345678

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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