

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Allen Street, Sheffield S3  
7AW

216058728

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





## Property Description

Our latest listing is in Allen Street, Sheffield S3 7AW

Get instant cash flow of **£811** per calendar month with a **12.0%** Gross Yield for investors.

**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...**



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## Property Key Features

**Studio Flat**

**1 Bathroom**

**Well Maintained Property**

**Ensuite**

**Personal study suite**

**Home theater and  
entertainment lounge**

**Fitness center for residents**

**Wellness and relaxation room**

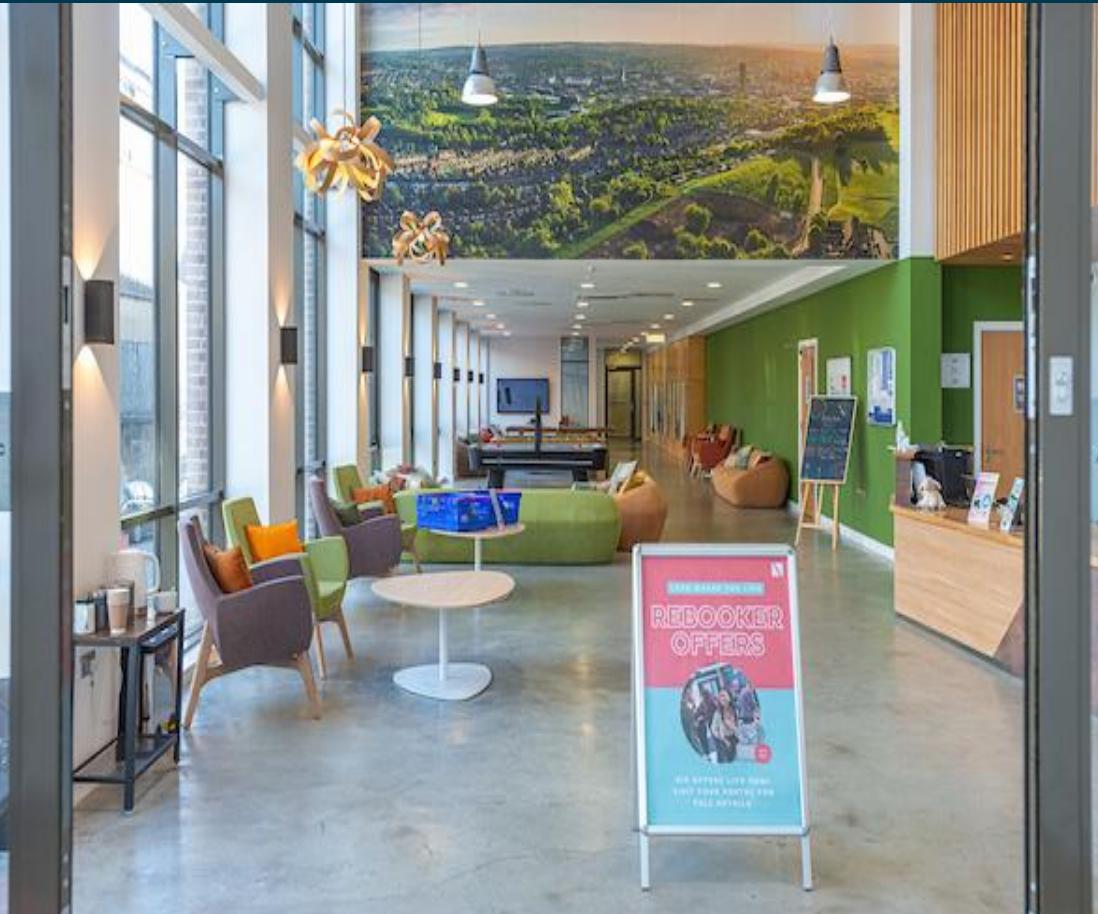
**Factor Fees: £190.00 pm**

**Ground Rent: £30.42 pm**

**Lease Length: 245 years**

**Current Rent: £811**

# Lounge



# Kitchen



# Bedrooms



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# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

# 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.



Returns Based on Rental Income	£811
Mortgage Payments on £60,750.00 @ 5%	£253.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£190.00
Ground Rent	£30.42
Letting Fees	£81.10
<b>Total Monthly Costs</b>	<b>£569.65</b>
<b>Monthly Net Income</b>	<b>£241.36</b>
<b>Annual Net Income</b>	<b>£2,896.26</b>
<b>Net Return</b>	<b>11.45%</b>

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£1,274.26</b>
Adjusted To	
Net Return	<b>5.04%</b>

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

Annual Net Income	<b>£2,046.30</b>
Adjusted To	
Net Return	<b>8.09%</b>

# 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 £85,000.



£85,000

## Studio flat for sale

Lightbox, 63 Earlstreet, Sheffield, South Yorkshire

+ Add to report

NO LONGER ADVERTISED

Marketed from 6 Aug 2024 to 7 Oct 2024 (61 days) by Springbok Properties, Nationwide

Council Tax Band A, Leasehold 195 years from 1 January 2020 | We have Been Informed Ground Rent...



£84,995

## Studio flat for sale

+ Add to report

Headford Street, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 1 Feb 2024 to 2 Aug 2024 (183 days) by NOBLE LIVING (SHEFFIELD) LIMITED, Sheffield

Noble are thrilled to introduce to the market an exciting opportunity to purchase a modern 25sqm ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



Studio flat

+ Add to report

Orange Street, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 5 Apr 2024 to 10 Jul 2024 (95 days) by West One Lettings, Sheffield

£825 pcm

Studio Apartment | All Bills Included | Available September 2024



Studio flat

+ Add to report

110 Queen Street, Sheffield, S1 2DW

NO LONGER ADVERTISED

Marketed from 4 Dec 2023 to 21 Aug 2024 (260 days) by Xenia Students, Sheffield

£823 pcm

Ensuite | Bills Included | Free WiFi | Accommodation Team | Gym | Laundry facilities | Social Are...

# 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: **Moved in within the last 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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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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