

LET PROPERTY PACK

INVESTMENT INFORMATION

Hadfield Close, Sheffield,
S9

216466984

 www.letproperty.co.uk





Property Description

Our latest listing is in Hadfield Close, Sheffield, S9

Get instant cash flow of **£700** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



LET PROPERTY



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S9

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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Garden Ground Space

Factor Fees: tbc

Ground Rent: tbc

Lease Length: tbc

Current Rent: £700

Market Rent: £1,150

Lounge



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Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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ASSUMED PURCHASE PRICE

£ 170,200.00

25% Deposit	£42,550.00
SDLT Charge	£9,414
Legal Fees	£1,000.00
Total Investment	£52,964.00

Figures based on assumed purchase price of £170,200.00 and borrowing of £127,650.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

Projected Investment Return



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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

£ 1,150

Returns Based on Rental Income	£700	£1,150
Mortgage Payments on £127,650.00 @ 5%	£531.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent		tbc
Letting Fees	£70.00	£115.00
Total Monthly Costs	£616.88	£661.88
Monthly Net Income	£83.13	£488.13
Annual Net Income	£997.50	£5,857.50
Net Return	1.88%	11.06%

Return Stress Test Analysis Report



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

Annual Net Income	£3,557.50
Adjusted To	
Net Return	6.72%

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

Annual Net Income	£3,304.50
Adjusted To	
Net Return	6.24%

Sale Comparables Report



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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 £180,000.



£180,000

2 bedroom semi-detached house for sale

Gilmour Avenue, Sheffield, South Yorkshire, S2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Mar 2025 by Blundells, Gleadless

+ Add to report



£180,000

2 bedroom semi-detached house for sale

Strouts Way, Sheffield, South Yorkshire, S2

CURRENTLY ADVERTISED

Marketed from 19 Feb 2025 by Blundells, Gleadless

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

2 bedroom semi-detached house

2 Makers Place, Sheffield, South Yorkshire, S3 8FS

+ Add to report

NO LONGER ADVERTISED

Marketed from 3 Dec 2024 to 16 Dec 2024 (12 days) by The Home Cloud, Basingstoke



£1,300 pcm

2 bedroom semi-detached house

Castle Croft Drive, Sheffield, S2

+ Add to report

NO LONGER ADVERTISED

Marketed from 28 Jan 2024 to 31 Jan 2024 (3 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**



Current term of tenancy: **Moved in within the last 2 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.



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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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