

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Beeches Bank, Sheffield,  
S2

216110936

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





## Property Description

Our latest listing is in Beeches Bank, Sheffield, S2

Get instant cash flow of **£800** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£961** which would provide the investor a Gross Yield of **9.5%** 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...**



Beeches Bank, Sheffield,  
S2

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Shared Private Parking**

**Easy Access to Local Amenities**

**Factor Fees: £120.00 PM**

**Ground Rent: £2.50 PM**

**Lease Length: 81 years**

**Current Rent: £800**

**Market Rent: £961**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 961

Returns Based on Rental Income	£800	£961
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£2.50	
Letting Fees	£80.00	£96.10
Total Monthly Costs	£595.63	£611.73
Monthly Net Income	£204.38	£349.28
Annual Net Income	£2,452.50	£4,191.30
Net Return	6.58%	11.24%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,269.30**  
Adjusted To

Net Return                      **6.08%**

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

Annual Net Income      **£2,406.30**  
Adjusted To

Net Return                      **6.45%**

# 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 £139,500.



£139,500

## 2 bedroom flat for sale

+ Add to report

Apartment 2, Universe Works, S1 4RT

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jan 2023 to 7 Oct 2024 (641 days) by Eadon Lockwood & Riddle, Banner Cross

Currently let at £11,280 (for just the two bedrooms) between July 22 to end of June 23. From 6th ...



£135,000

## 2 bedroom flat for sale

+ Add to report

Leadmill Street, Sheffield, South Yorkshire, S1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Dec 2023 by Blundells, Woodseats

\* 2 bed, 2 bath apartment | \* No chain | \* Juliette balcony over looking the courtyard | \* Incred...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 2 bedroom apartment

+ Add to report

Beeches Bank S2 3RL

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Oct 2024 to 26 Nov 2024 (43 days) by Blundells, Woodseats

Brand new property! | Be the first person to make this your home! | Excellent location | Close to...



£970 pcm

## 2 bedroom apartment

+ Add to report

Tower House, Queens Tower, 84 Park Grange Road, Sheffield, S2 3RW

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jan 2024 to 29 Feb 2024 (43 days) by Blundells, Woodseats

ELECTRIC VEHICLE CHARGING AVAILABLE | Two bedroom maisonette apartment | Secure gated development...

# 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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