

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bowden Wood Crescent,  
Sheffield, S9 4ED

217592872

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





## Property Description

Our latest listing is in Bowden Wood Crescent, Sheffield, S9 4ED

Get instant cash flow of **£620** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,074** which would provide the investor a Gross Yield of **10.74%** if the rent was increased to market rate.

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

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



Bowden Wood Crescent,  
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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Good Condition**

**Private Front Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £620**

**Market Rent: £1,074**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

# Projected Investment Return



The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

£ 1,074



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



Returns Based on Rental Income	£620	£1,074
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£62.00	£107.40
Total Monthly Costs	£508.25	£553.65
Monthly Net Income	£111.75	£520.35
Annual Net Income	£1,341.00	£6,244.20
Net Return	3.14%	14.64%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,096.20**  
Adjusted To

Net Return                      **9.60%**

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

Annual Net Income      **£4,174.20**  
Adjusted To

Net Return                      **9.78%**

# 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 £160,000.



£160,000

## 3 bedroom flat for sale

+ Add to report

Wostenholm Road, Sheffield, S7

CURRENTLY ADVERTISED

Marketed from 5 Jun 2025 by Whitehornes, Banner Cross

THREE DOUBLE BEDROOM SPLIT LEVEL APARTMENT | OCCUPYING THE TOP TWO FLOORS OF THIS VICTORIAN SEMI ...



£150,000

## 3 bedroom apartment for sale

+ Add to report

Apartment 208 Royal Plaza, 2 Westfield Terrace, Sheffield, South Yorkshire, S1 4GD

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Feb 2025 to 21 May 2025 (84 days) by Landwood Group, Manchester

Second Floor Apartment | Three Bedrooms | Balcony | Communal gardens and allocated car parking space



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,662 based on the analysis carried out by our letting team at **Let Property Management**.



£1,662 pcm

## 3 bedroom flat

+ Add to report

Flat 907, Kangaroo Works, 166 Rockingham Street, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 2 Jun 2025 to 4 Jun 2025 (2 days) by ila, Kangaroo Works

Flexible tenancy options | 24/7 Concierge team | City centre location | On-site Gym | On-site mai...



£1,650 pcm

## 3 bedroom apartment

+ Add to report

Bloomery Place, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 1 Apr 2025 to 1 Apr 2025 by PLATFORM, PLATFORM\_in Sheffield

City Centre Location - Ideal for Working Professionals | Co-working Space Included | 250Mbps Broa...

# 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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