

LET PROPERTY PACK

INVESTMENT INFORMATION

Kinsey Road, Sheffield, S35

217787605











Property Description

Our latest listing is in Kinsey Road, Sheffield, S35

Get instant cash flow of £730 per calendar month with a 6.7% Gross Yield for investors.

This property has a potential to rent for £825 which would provide the investor a Gross Yield of 7.6% 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...







Kinsey Road, Sheffield, S35



2 bedroom

1 bathroom

Good Condition

Well Maintained Property

Factor Fees: £133 pm

Ground Rent: £133 pm

Lease Length: 500 years

Current Rent: £730

Market Rent: £825

217787605

Lounge





Kitchen





Bedrooms





Bathroom





Exterior









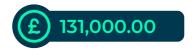
Initial Outlay





Figures based on assumed purchase price of £131,000.00 and borrowing of £98,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£32,750.00**

SDLT Charge £6,670

Legal Fees £1,000.00

Total Investment £40,420.00

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 £730 per calendar month but the potential market rent is

(E)	825

Returns Based on Rental Income	£730	£825
Mortgage Payments on £98,250.00 @ 5%	£409.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£133.00	
Ground Rent	£133.00	
Letting Fees	£73.00	£82.50
Total Monthly Costs	£763.38	£772.88
Monthly Net Income	-£33.38	£52.13
Annual Net Income	-£400.50	£625.50
Net Return	-0.99%	1.55%

Return Stress Test Analysis Report





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

Annual Net Income

-£1,024.50

Adjusted To

Net Return

-2.53%

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

Annual Net Income

£256.50

Adjusted To

Net Return

0.63%

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 £125,000.



2 bedroom apartment for sale

+ Add to report

Kinsey Road, High Green

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jan 2025 by Haybrook, Chapeltown

£125,000



2 bedroom flat for sale

+ Add to report

Kinsey Road, High Green, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 May 2023 to 8 Sep 2023 (120 days) by Hunters, Chapeltown

£120,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

Bevan Way, Chapeltown S35

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2024 to 1 Apr 2024 (19 days) by Blundells, Hillsborough



£875 pcm

£850 pcm

Bevan Way, Chapeltown S35

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Nov 2024 to 17 Dec 2024 (28 days) by Blundells, Hillsborough

2 bedroom apartment

+ Add to report

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: 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.





Interested in this property investment?

Call us on **0141 478 0985**



Kinsey Road, Sheffield, S35



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.