

LET PROPERTY PACK

INVESTMENT INFORMATION

Ellerton Road, Sheffield, S5
6UG

218381571

 www.letproperty.co.uk





Property Description

Our latest listing is in Ellerton Road, Sheffield, S5 6UG

Get instant cash flow of **£700** per calendar month with a **6.46%** Gross Yield for investors.

This property has a potential to rent for **£1,009** which would provide the investor a Gross Yield of **9.31%** 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...



Ellerton Road, Sheffield,
S5 6UG

218381571



Property Key Features

3 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: £0.2 pm

Lease Length: 600 years

Current Rent: £700

Market Rent: £1,009

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£1,009



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



Returns Based on Rental Income	£700	£1,009
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.20	
Letting Fees	£70.00	£100.90
Total Monthly Costs	£553.95	£584.85
Monthly Net Income	£146.05	£424.15
Annual Net Income	£1,752.60	£5,089.80
Net Return	3.77%	10.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,071.80**
Adjusted To

Net Return **6.61%**

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

Annual Net Income **£2,842.20**
Adjusted To

Net Return **6.11%**

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 £170,000.



£170,000

3 bedroom semi-detached house for sale

+ Add to report

Maple Croft Crescent, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Oct 2023 to 21 Oct 2024 (371 days) by Saxton Mee, Hillsborough

VIEWING RECOMMENDED | THREE BEDROOM SEMI | EFFECTIVELY EXTENDED WITH A GARDEN ROOM | DRIVEWAY & G...



£165,000

3 bedroom semi-detached house for sale

+ Add to report

Whiteways Grove, Fir vale

NO LONGER ADVERTISED

Marketed from 22 Apr 2023 to 29 Oct 2024 (555 days) by Haybrook, Chapeltown

Three bedrooms | Semi detached | Detached two storey garage | Close to Norther General Hospital |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house

Yew Lane, Sheffield, South Yorkshire, S5

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Oct 2024 to 30 Oct 2024 (20 days) by Your Move, Chapeltown

Immaculate semi-detached property | Lovely living room for relaxing | Natural light-filled kitche...

+ Add to report



£1,050 pcm

3 bedroom semi-detached house

Herries Road, Sheffield, South Yorkshire, S5

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2024 to 23 Aug 2024 (50 days) by Reeds Rains, Hillsborough

THREE BEDROOMS | EPC RATING E | COUNCIL TAX BAND B

+ 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: **5 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.



www.letproperty.co.uk

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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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