

LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street. Sheffield, S1

217325143

 www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street. Sheffield, S1

Get instant cash flow of **£590** per calendar month with a **20.8%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **28.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Queen Street. Sheffield, S1

217325143



Property Key Features

Studio Flat

1 Bathroom

Student Let

Easy Access to Local Amenities

Factor Fees: £100.00 PM

Ground Rent: TBC

Lease Length: 241 years

Current Rent: £590

Market Rent: £800

Lounge



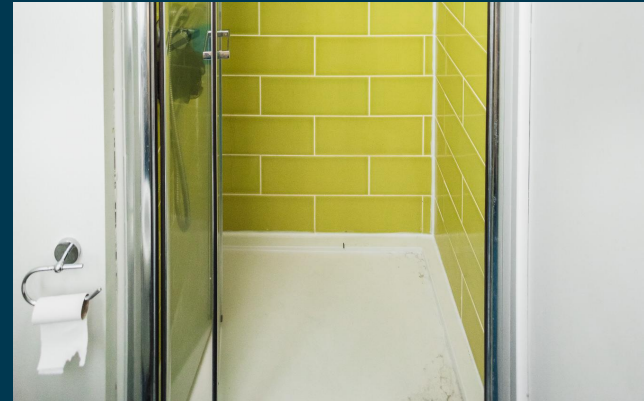
Kitchen



Bedroom



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 34,000

SDLT Charge £0

Legal Fees £1,000

Total Investment £35,000

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 £590 per calendar month
but the potential market rent is

£ 800

Returns Based on Rental Income	£590	£800
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	TBC	
Letting Fees	£59.00	£80.00
Total Monthly Costs	£174.00	£195.00
Monthly Net Income	£416.00	£605.00
Annual Net Income	£4,992.00	£7,260.00
Net Return	14.26%	20.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,660**
Adjusted To

Net Return **16.17%**



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 £55,000.



£55,000

Studio flat for sale

+ Add to report

Whitecroft Works, City Centre, Sheffield

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Feb 2025 by haus, Sheffield



£50,000

Studio flat for sale

+ Add to report

Bells Court, 26 Bailey Street, Sheffield, S1 4EH

CURRENTLY ADVERTISED

Marketed from 1 Aug 2025 by yieldit, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

Studio flat

+ Add to report

Flat 17, Gladstone Buildings, 1 St James Row, S1 2EU

NO LONGER ADVERTISED

Marketed from 26 Jun 2025 to 8 Jul 2025 (11 days) by Thornsett Properties, Sheffield



£800 pcm

Studio flat

+ Add to report

Flat 20, Gladstone Buildings, 1 St James Row, S1 2EU

CURRENTLY ADVERTISED

Marketed from 13 Oct 2025 by Thornsett Properties, Sheffield

Current Tenant Profile



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
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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Queen Street. Sheffield, S1

PROPERTY ID: 12345678

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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