

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Leighton Road, Sheffield,  
S14

208476796

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





## Property Description

Our latest listing is in Leighton Road, Sheffield, S14

This property has a potential to rent for **£673** which would provide the investor a Gross Yield of **7.8%** 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...**



Leighton Road, Sheffield,  
S14

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Balcony**

**Parking Space**

**Factor Fees: £110.00**

**Ground Rent: £10.00**

**Lease Length: 108 years**

**Market Rent: £673**



# Lounge





# Kitchen





# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £103,500.00 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,500

25% Deposit	£25,875.00
SDLT Charge	3105
Legal Fees	£1,000.00
Total Investment	£29,980.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



<b>Returns Based on Rental Income</b>	<b>£673</b>
Mortgage Payments on £77,625.00 @ 5%	<b>£323.44</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£110.00</b>
Ground Rent	<b>£10.00</b>
Letting Fees	<b>£67.30</b>
<b>Total Monthly Costs</b>	<b>£525.74</b>
<b>Monthly Net Income</b>	<b>£147</b>
<b>Annual Net Income</b>	<b>£1,767</b>
<b>Net Return</b>	<b>5.89%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£421**  
Adjusted To

Net Return                      **1.40%**

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

Annual Net Income      **£335**  
Adjusted To

Net Return                      **1.12%**

# 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 £110,000.



£110,000

## 2 bedroom flat for sale

Bowman Drive, Sheffield, S12

+ Add to report

NO LONGER ADVERTISED SOLD STC

NO CHAIN | INTERNAL INSPECTION RECOMMENDED | FINISHED TO A HIGH STANDARD | CLOSE TO ALL LOCAL AME...

SOLD PRICE HISTORY



£75,000

## 1 bedroom apartment for sale

Leighton Road, Sheffield, South Yorkshire, S14

+ Add to report

NO LONGER ADVERTISED

1 Bedroom Apartment | Second Floor | Private Balcony | Fitted Kitchen | Bathroom | Substantial Pa...

Marketed from 23 Jan 2024 to 13 Jun 2024 (141 days) by Sold.co.uk, London

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 1 bedroom flat

Blossom Crescent, Sheffield, S12

+ Add to report

NO LONGER ADVERTISED

LET AGREED

AVAILABLE IMMEDIATELY | ONE DOUBLE BEDROOM | GROUND FLOOR APARTMENT | UPVC DOUBLE GLAZING | GAS C...

Marketed from 31 Jul 2023 to 17 Aug 2023 (16 days) by Whitehornes, Woodseats



£550 pcm

## 1 bedroom flat

Morland Road, Herdings

+ Add to report

NO LONGER ADVERTISED

Available to Let is this spacious and comfortable one bed, first floor flat, located in the subur...






Marketed from 7 Dec 2023 to 12 Jan 2024 (35 days) by Dove Properties, Sheffield



# 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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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.



**LETPROPERTY**