

LET PROPERTY PACK

INVESTMENT INFORMATION

Mansfield Road,
Killamarsh, Sheffield, S21

208856936

 www.letproperty.co.uk





Property Description

Our latest listing is in Mansfield Road, Killamarsh, Sheffield, S21

Get instant cash flow of **£800** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£900.00** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



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Property Key Features

3 Bedroom

2 Bathroom

Lounge and Kitchen

Garden Ground Space

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £800

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £181,000.00 and borrowing of £135,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 181,000.00

25% Deposit	£45,250.00
SDLT Charge	£5,430
Legal Fees	£1,000.00
Total Investment	£51,680.00

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.



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£800	£900.00
Mortgage Payments on £135,750.00 @ 5%	£565.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£80.00	£90.00
Total Monthly Costs	£660.63	£670.63
Monthly Net Income	£139.38	£229.38
Annual Net Income	£1,672.50	£2,752.50
Net Return	3.24%	5.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£952.50**
Adjusted To

Net Return **1.84%**

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

Annual Net Income **£37.50**
Adjusted To

Net Return **0.07%**

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 £185,000.00.



£185,000



2 bedroom bungalow for sale
Heath Avenue, Killamarsh, Sheffield, S21

+ Add to report

NO LONGER ADVERTISED SOLD STC

Fully Refurbished Bungalow | Beautifully Presented Throughout | Modern Fitted Kitchen | Spacious ...

SOLD PRICE HISTORY

23 Apr 2021	£182,000
18 Feb 2020	£123,500
1 Oct 1999	£49,500

Marketed from 26 Sep 2020 to 23 Apr 2021 (208 days) by Strike, Yorkshire



£185,000



3 bedroom detached house for sale
Nethermoor Drive, Killamarsh

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Bedroom Detached House | Kitchen & Dining Area With Integrated Appliances | Bay Windowed L...

SOLD PRICE HISTORY

12 Feb 2021	£206,000
20 Feb 2015	£139,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm



Floorplan

3 bedroom semi-detached house

Meadow Gate Avenue, Sothall, S20

+ Add to report

NO LONGER ADVERTISED

THREE BEDROOMS | SEMI-DETACHED | TUCKED AWAY IN A QUIET CUL-DE-SAC | SOUGHT AFTER VILLAGE | ON TH...

SOLD PRICE HISTORY

26 Nov 1996	£45,500
27 Sep 1996	£45,000

Marketed from 20 Feb 2024 to 1 May 2024 (70 days) by Key2go Estate & Letting Agents Ltd, Sheffield



£900 pcm

3 bedroom terraced house

Deepwell Mews, Halfway, S20

+ Add to report

NO LONGER ADVERTISED LET AGREED






THREE BEDROOMS | EN SUITE TO BEDROOM ONE | FAMILY BATHROOM | WHITE KITCHEN | GENEROUS LOUNGE DINE...

Marketed from 8 Jul 2023 to 6 Aug 2023 (28 days) by Butlers Estate Agents, 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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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