

LET PROPERTY PACK

INVESTMENT INFORMATION

Ingshead Avenue
Rawmarsh, Rotherham,
S62 5BH

208911072

 www.letproperty.co.uk





Property Description

Our latest listing is in Ingshead Avenue Rawmarsh, Rotherham, S62 5BH

Get instant cash flow of **£515** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£716** which would provide the investor a Gross Yield of **8.3%** 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...



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Property Key Features

3 bedroom

1 bathroom

Garden Grounds

Easy access to local amenities

Factor Fees: TBC

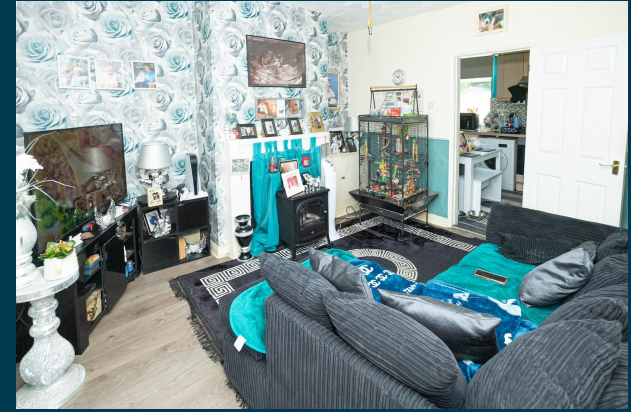
Ground Rent: TBC

Lease Length: FREEHOLD

Current Rent: £515

Market Rent: £716

Lounge



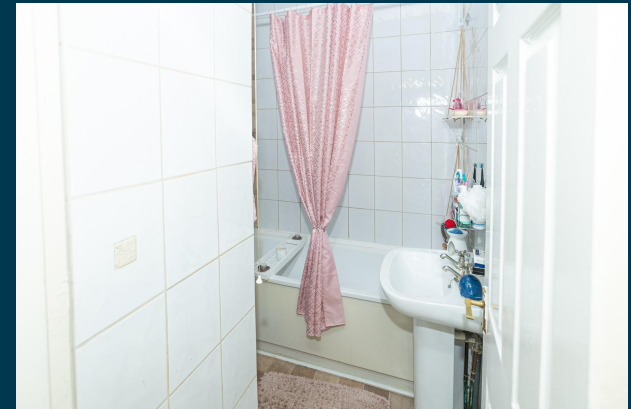
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £26,000.00 |
| SDLT Charge | £3,120 |
| Legal Fees | £1,000.00 |
| Total Investment | £30,120.00 |

Projected Investment Return



The monthly rent of this property is currently set at £515 per calendar month but the potential market rent is

£ 716

| Returns Based on Rental Income | £515 | £716 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £78,000.00 @ 5% | £325.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | TBC | |
| Letting Fees | £51.50 | £71.60 |
| Total Monthly Costs | £391.50 | £411.60 |
| Monthly Net Income | £123.50 | £304.40 |
| Annual Net Income | £1,482.00 | £3,652.80 |
| Net Return | 4.92% | 12.13% |

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,220.80**
Adjusted To

Net Return **7.37%**

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

Annual Net Income **£2,092.80**
Adjusted To

Net Return **6.95%**

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 £190,000.



£190,000



3 bedroom semi-detached house for sale
Walker Street, Rawmarsh, Rotherham

+ Add to report

CURRENTLY ADVERTISED

Extended Family Property | No through Road | Well appointed gardens to the rear | Driveway | Garage

| SOLD PRICE HISTORY | |
|--------------------|---------|
| 28 Jun 2002 | £20,000 |



£180,000



3 bedroom semi-detached house for sale
Roundwood Grove, Rawmarsh, Rotherham

+ Add to report

NO LONGER ADVERTISED

Three bedroom semi detached property | Well presented and spacious accommodation throughout | Ide...

| SOLD PRICE HISTORY | |
|--------------------|----------|
| 23 May 2008 | £119,450 |
| 16 Sep 2005 | £112,950 |
| 28 Nov 2002 | £71,000 |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm



Floorplan

3 bedroom semi-detached house

Green Lane, Rawmarsh, Rotherham, South Yorkshire, S62

+ Add to report

NO LONGER ADVERTISED LET AGREED

* NEWLY RENOVATED THREE BEDROOM PROPERTY | * BRAND NEW FITTED KITCHEN | * BATHROOM SUITE | * NEW ...

SOLD PRICE HISTORY

11 Nov 2005

£93,000



£925 pcm

3 bedroom house

Murray Road, Rawmarsh, ROTHERHAM

+ Add to report

CURRENTLY ADVERTISED






Available Immediately | Front and Rear Garden | 2 Double Bedrooms | Near schools and amenities | ...

Marketed from 25 Jul 2024 by William H. Brown Lettings, Rotherham

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: **4 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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