


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sudbury Street, Sheffield,  
S3 7LW

210088368

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





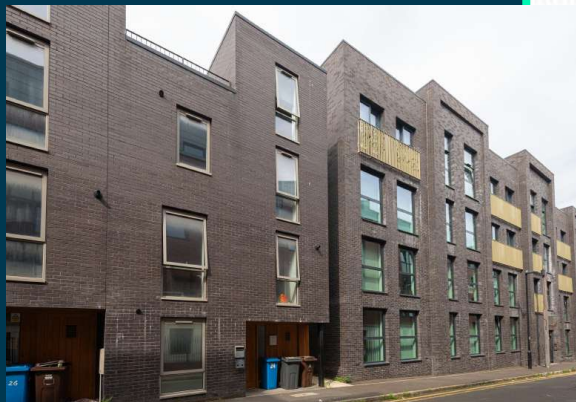
## Property Description

Our latest listing is in Sudbury Street, Sheffield, S3 7LW

Get instant cash flow of **£3,000** per calendar month with a **9.8%** Gross Yield for investors.

**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...**



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## Property Key Features

5 Bedrooms

Multiple Bathrooms

HMO Investment

Spacious Lounge and Kitchen

Well Maintained Property

Factor Fees: TBC

Ground Rent: £33 pm

Lease Length: 291 years

Current Rent: £3,000

Market Rent: £3,000

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £368,000.00 and borrowing of £276,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 368,000.00

25% Deposit £92,000.00

SDLT Charge £26,800

Legal Fees £1,000.00

Total Investment £119,800.00

# Projected Investment Return



The monthly rent of this property is currently set at £3,000 per calendar month



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.



Returns Based on Rental Income	£3,000
Mortgage Payments on £276,000.00 @ 5%	£1,150.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£33.00
Letting Fees	£300.00
Total Monthly Costs	£1,498.00
Monthly Net Income	£1,502.00
Annual Net Income	£18,024.00
Net Return	15.05%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£12,024.00**  
Adjusted To

Net Return                      **10.04%**

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

Annual Net Income      **£12,900.00**  
Adjusted To

Net Return                      **10.77%**

# 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 £379,995.



£379,995

## 5 bedroom semi-detached house for sale

+ Add to report

Boyce Street, Walkley, S6 3JS

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jul 2022 to 26 Jan 2023 (189 days) by Saxton Mee, Crookes

SPACIOUS ACCOMMODATION | FIVE BEDROOMS | OVER 1600 SQ. FOOT | EXCELLENT



£349,500

## 5 bedroom end of terrace house for sale

+ Add to report

Henry Street, Sheffield, S3

CURRENTLY ADVERTISED

Marketed from 5 Mar 2024 by Belvoir Sales, Sheffield



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,510 based on the analysis carried out by our letting team at **Let Property Management**.



£3,510 pcm

## 5 bedroom semi-detached house

Rosedale Road, Sheffield, S11

NO LONGER ADVERTISED

Marketed from 22 Jan 2024 to 18 Mar 2024 (55 days) by OpenRent, London

+ Add to report



£3,100 pcm

## 5 bedroom town house

Rutland Park, Botanical Gardens, S10

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2023 to 2 Oct 2023 (55 days) by Spencer The Estate Agent, Sheffield

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order

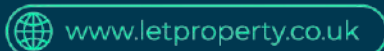


Current term of tenancy: **Moved in within the last 2 years**



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.



Sudbury Street, Sheffield, S3 7LW

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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**