

LET PROPERTY PACK

INVESTMENT INFORMATION

Helmsley Close, Sheffield,
S26

209573784

 www.letproperty.co.uk





Property Description

Our latest listing is in Helmsley Close, Sheffield, S26

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Helmsley Close, Sheffield,
S26

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

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.



Returns Based on Rental Income	£850
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£459.38
Monthly Net Income	£390.63
Annual Net Income	£4,687.50
Net Return	14.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,987.50**
Adjusted To

Net Return **9.00%**

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

Annual Net Income **£2,962.50**
Adjusted To

Net Return **8.92%**

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 £130,000.



£130,000

2 bedroom flat for sale

+ Add to report

Bedale Close, Sheffield, S26

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Jul 2024 by Purplebricks, covering Sheffield



£110,000

2 bedroom flat for sale

+ Add to report

Collingham Road, Swallownest, Sheffield, S26 4NW

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Oct 2023 to 4 Apr 2024 (178 days) by 2Roost, Sheffield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

+ Add to report

Brockwood Park, Station Road, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Mar 2024 to 14 May 2024 (62 days) by CityRise, Leeds



£795 pcm

2 bedroom flat

+ Add to report

Bedale Close, Swallownest, Sheffield, ROTHERHAM, S26 4NF

CURRENTLY ADVERTISED




LET AGREED

Marketed from 22 Jul 2024 by 2Roost, 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

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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209573784

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