

LET PROPERTY PACK

INVESTMENT INFORMATION

Arthur Street, Rawmarsh,
Rotherham S62 5ND

7968085516

 www.letproperty.co.uk





Property Description

Our latest listing is in Arthur Street, Rawmarsh, Rotherham S62 5ND

This property has a potential to rent for **£649** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Rotherham, it will make for a reliable long term investment for an investor.

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



Arthur Street, Rawmarsh,
Rotherham S62 5ND

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Property Key Features

2 Bedroom

1 Bathroom

Friendly neighborhood

Spacious room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: Vacant

Market Rent: £649

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£3,090
Legal Fees	£1,000.00
Total Investment	£29,840.00

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	£649
Mortgage Payments on £77,250.00 @ 5%	£321.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£64.90
Total Monthly Costs	£401.78
Monthly Net Income	£247.23
Annual Net Income	£2,966.70
Net Return	9.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,668.70**
Adjusted To

Net Return **5.59%**

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


Annual Net Income **£1,421.70**
Adjusted To

Net Return **4.76%**

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.




2 bedroom end of terrace house for sale [+ Add to report](#)


Charles Street, Rawmarsh, Rotherham, South Yorkshire, S62

CURRENTLY ADVERTISED

Marketed from 20 Jun 2024 by Reeds Rains, Rotherham

End of terrace property | Newly renovated to a high standard | En-suite | Two spacious reception ...

 Sold price history: [View](#)



2 bedroom end of terrace house for sale [+ Add to report](#)

Rockcliffe Road, Rawmarsh

NO LONGER ADVERTISED **SOLD STC**


Marketed from 23 Jan 2024 to 27 Mar 2024 (63 days) by Bsmart Homes, Swinton

Bsmart homes can arrange your mortgage | £130,000 - £140,000 | 2 Large bedrooms | Shower room and...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

Firth Road, Wath upon Dearne, S63

NO LONGER ADVERTISED LET AGREED


Marketed from 18 Jun 2024 to 12 Jul 2024 (24 days) by Northwood, Doncaster

AVAILABLE IMMEDIATELY | FULLY RENOVATED TO A HIGH STANDARD THROUGHOUT! | ON STREET PARKING | KITC...

Sold price history: [View](#)

Floor plan: [View](#)

£700 pcm



2 bedroom end of terrace house

Noble Street, Hoyland, Barnsley, S74

NO LONGER ADVERTISED LET AGREED

Marketed from 13 Feb 2024 to 22 Apr 2024 (68 days) by Trigglets Estates, Hoyland

Excellent Local Amenities | Available Immediately | Modern Kitchen | Fully Refurbished | Exceptio...

£700 pcm

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ 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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5ND

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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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