

LET PROPERTY PACK

INVESTMENT INFORMATION

Avenue Rd Wath upon
Dearne, Rotherham S63

209993831

 www.letproperty.co.uk





Property Description

Our latest listing is in Avenue Rd Wath upon Dearne, Rotherham S63

Get instant cash flow of **£575** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a 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

2 Bedrooms

1 Bathroom

Spacious Rooms

Well-Maintained Property

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £575

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 950



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	£575	£950
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£57.50	£95.00
Total Monthly Costs	£469.38	£506.88

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,417.50**
Adjusted To

Net Return **9.35%**

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

Annual Net Income **£3,412.50**
Adjusted To

Net Return **9.33%**

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 terraced house for sale

+ Add to report

Avenue Road, Rotherham, S63

NO LONGER ADVERTISED SOLD STC

Marketed from 31 Jan 2022 to 2 Aug 2022 (183 days) by Strike, Yorkshire

£130,000

Wood flooring | spacious | family home | first time buyers welcome | investment | close to amenit...

🏠 Sold price history:

	View
01/08/2022	£125,000
14/04/2005	£59,950
28/11/2001	£19,100



View floor plan



2 bedroom terraced house for sale

+ Add to report

Vicar Road, Wath-upon-Deerne, ROTHERHAM

NO LONGER ADVERTISED SOLD STC

Marketed from 22 Sep 2023 to 16 Aug 2024 (328 days) by William H. Brown, Mexborough

£130,000

Attractive & deceptively spacious mid terrace set over 4 floors | Sought after location - excelle...



View floor plan

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

2 bedroom terraced house

+ Add to report

Beech Grove Terrace, Garforth

CURRENTLY ADVERTISED

Marketed from 23 Sep 2024 by Hunters, Wetherby

SOUGHT AFTER LOCATION | TWO DOUBLE BEDROOMS | RECENTLY REDECORATED | LARGE LOUNGE WITH FIREPLACE ...

Sold price history:

[View](#)

19/11/1999

£42,800



£950 pcm

2 bedroom house

+ Add to report

Murray Road, Greystones, S11 7GG

CURRENTLY ADVERTISED LET AGREED

Marketed from 20 Sep 2024 by Blundells, Banner Cross

Two bedroom terrace | Excellent location | Modern fitted kitchen | Lovely rear garden | Close to ...

Sold price history:

[View](#)

17/03/2000

£57,500

31/07/1996

£43,000

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**

 Current term of tenancy: **2 Years**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**

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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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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