

LET PROPERTY PACK

INVESTMENT INFORMATION

Mexborough, Rotherham,
S64

209993881

 www.letproperty.co.uk





Property Description

Our latest listing is in Mexborough, Rotherham, S64

Get instant cash flow of **£450** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£603** which would provide the investor a Gross Yield of **8.9%** 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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S64

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Property Key Features

2 bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £450

Market Rent: £603

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£2,430
Legal Fees	£1,000.00
Total Investment	£23,680.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 603

Returns Based on Rental Income	£450	£603
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£45.00	£60.30
Total Monthly Costs	£313.13	£328.43
Monthly Net Income	£136.88	£274.58
Annual Net Income	£1,642.50	£3,294.90
Net Return	6.94%	13.91%

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 **£2,088.90**
Adjusted To

Net Return **8.82%**

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

Annual Net Income **£2,079.90**
Adjusted To

Net Return **8.78%**

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 £76,000.



2 bedroom terraced house for sale

York Street, Mexborough, S64

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

TWO BEDROOM | MID TERRACE PROPERTY | GOOD CONDITION | uPVC DOUBLE GLAZED | COMBINATION BOILER | E...

£76,000



SOLD PRICE HISTORY

27 Oct 2020	£50,000
5 Aug 2005	£57,500



2 bedroom terraced house for sale

York Street, Mexborough, Mexborough, South Yorkshire

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Mid Terrace Property | Two Bedrooms + Attic Room | Lounge & Dining Room | Fitted Kitchen | Family...

£69,495

SOLD PRICE HISTORY

10 Dec 2021	£69,495
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

3 bedroom terraced house

+ Add to report

York Street, MEXBOROUGH

NO LONGER ADVERTISED

Marketed from 27 Nov 2023 to 15 Dec 2023 (17 days) by William H. Brown Lettings, Mexborough



£650 pcm

3 bedroom terraced house

+ Add to report

York Street, MEXBOROUGH

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jan 2024 to 22 Mar 2024 (69 days) by William H. Brown Lettings, Mexborough

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.



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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