

LET PROPERTY PACK

INVESTMENT INFORMATION

Doncaster Road, Wath
Upon Dearne, Rotherham
S63

209993851

 www.letproperty.co.uk





Property Description

Our latest listing is in Doncaster Road, Wath Upon Dearne, Rotherham S63

Get instant cash flow of **£595** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Bathroom

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £595

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000

25% Deposit	£21,250.00
SDLT Charge	2550
Legal Fees	£1,000.00
Total Investment	£24,800.00

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£595	£650
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£59.50	£65.00
Total Monthly Costs	£340.13	£345.63
Monthly Net Income	£255	£304
Annual Net Income	£3,059	£3,653
Net Return	12.33%	14.73%

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 **£2,353**
Adjusted To

Net Return **9.49%**

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

Annual Net Income **£2,378**
Adjusted To

Net Return **9.59%**

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 £115,000.



£115,000

2 bedroom house for sale

+ Add to report

Doncaster Road, Wath-Upon-Dearne, Rotherham

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Mar 2024 to 30 Jul 2024 (127 days) by Hunters, Rotherham North



£85,000

2 bedroom terraced house for sale

+ Add to report

Doncaster Road, Wath-Upon-Dearne, Rotherham

NO LONGER ADVERTISED

Marketed from 8 Sep 2021 to 13 Sep 2021 (5 days) by Merryweathers, Mexborough

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**.



£700 pcm

2 bedroom terraced house

+ Add to report

Avenue Road, Wath-upon-Dearne, Rotherham

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jan 2024 to 14 Mar 2024 (58 days) by Haus Sales & Lettings, Leeds



£600 pcm

2 bedroom terraced house

+ Add to report

Doncaster Road, Wath-upon-dearne

NO LONGER ADVERTISED






LET AGREED

Marketed from 11 Mar 2022 to 4 Apr 2022 (23 days) by Bsmart Homes, Swinton

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: **Within 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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Rotherham S63

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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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