

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Houghton Road,  
Thurnscoe, Rotherham S63

209993939

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Houghton Road, Thurnscoe, Rotherham S63

Get instant cash flow of **£425** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **11.0%** 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 Lounge and Kitchen

Rear Garden Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 10 years

Current Rent: £425

Market Rent: £550

# Lounge





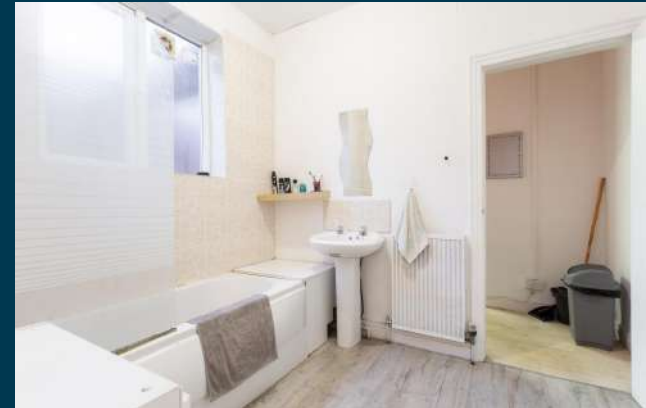
# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 60,000

25% Deposit	£15,000.00
SDLT Charge	1800
Legal Fees	£1,000.00
Total Investment	£17,800.00

# 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.



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£425	£550
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£42.50	£55.00
Total Monthly Costs	£245.00	£257.50
Monthly Net Income	£180	£293
Annual Net Income	£2,160	£3,510
Net Return	12.13%	19.72%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,410**  
Adjusted To

Net Return                      **13.54%**

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

Annual Net Income      **£2,610**  
Adjusted To

Net Return                      **14.66%**



# 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 £75,000.



£75,000

## 2 bedroom flat for sale

+ Add to report

Apartment , High Street, Thurnscoe, Rotherham

NO LONGER ADVERTISED

Marketed from 9 Sep 2021 to 9 Sep 2021 by 247 Property Services, Doncaster



£45,000

## 2 bedroom apartment for sale

+ Add to report

Marlborough Close, Thurnscoe

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Aug 2020 to 1 Jul 2021 (312 days) by Churchills Estate Agents, Mexborough

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

## 2 bedroom flat

+ Add to report

Thornwood Close, Thurnscoe, Rotherham, S63

NO LONGER ADVERTISED

Marketed from 9 Nov 2022 to 12 Dec 2022 (32 days) by OpenRent, London



£425 pcm

## 2 bedroom flat

+ Add to report

Houghton Road, Thurnscoe, Rotherham, South Yorkshire, S63

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Apr 2022 to 9 Jun 2022 (64 days) by RedRoots Property, Pontefract

# 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: **5 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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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.



**LETPROPERTY**