

LET PROPERTY PACK

INVESTMENT INFORMATION

Laughton Road,
Dinnington, Sheffield, S25
2PP

211086197

 www.letproperty.co.uk





Property Description

Our latest listing is in Laughton Road, Dinnington, Sheffield, S25 2PP

Get instant cash flow of **£908** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

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

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



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Property Key Features

1 Bedroom

1 Bathroom 2 Ensuite

Has a Shop

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

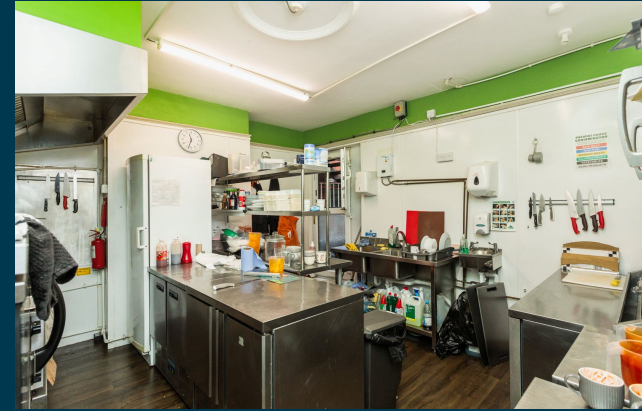
Current Rent: £908

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

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 £908 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£908	£1,000
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£90.79	£100.00
Total Monthly Costs	£680.79	£690.00
Monthly Net Income	£227.09	£310.00
Annual Net Income	£2,725.10	£3,720.00
Net Return	5.19%	7.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,720.00**
Adjusted To

Net Return **3.27%**

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

Annual Net Income **£960.00**
Adjusted To

Net Return **1.83%**

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 £250,000.



£250,000

1 bedroom semi-detached house for sale

+ Add to report

Laughton Road, Dinnington, Sheffield, South Yorkshire, S25

NO LONGER ADVERTISED

Marketed from 10 Dec 2021 to 15 Sep 2022 (278 days) by Reeds Rains, Dinnington

COMERCIAL LEASE | Spacious ground floor retail unit | 1 bedroom flat | 2 bedroom flat | Expected ...

 Floor plan:

[View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom ground floor flat

+ Add to report

Cutlers Gardens, Sheffield

CURRENTLY ADVERTISED

Marketed from 3 Oct 2024 by haus, Sheffield

One bedroom luxury eco-home | Ground floor with secure intercom system | Spacious open plan livin...



£1,000 pcm

1 bedroom apartment

+ Add to report

Iron Yard, Young Street, Sheffield

CURRENTLY ADVERTISED






Marketed from 30 Sep 2024 by Centrick, Birmingham

Available 25/10/2024 | WiFi included | Top floor | Communal Garden | Residents only gym | Residen...

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: **4 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.



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