

LET PROPERTY PACK

INVESTMENT INFORMATION

Muglet Lane, Rotherham,
S66 7JU

211728949

 www.letproperty.co.uk





Property Description

Our latest listing is in Muglet Lane, Rotherham, S66 7JU

Get instant cash flow of **£475** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£601** which would provide the investor a Gross Yield of **11.2%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their 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: TBC

Ground Rent: leasehold

Lease Length: leasehold

Current Rent: £475

Market Rent: £601

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £64,000.00 and borrowing of £48,300.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 64,000.00

25% Deposit	£16,100.00
SDLT Charge	£1,932
Legal Fees	£1,000.00
Total Investment	£19,032.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 601



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	£475	£601
Mortgage Payments on £48,300.00 @ 5%	£201.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	leasehold	
Letting Fees	£47.50	£60.10
Total Monthly Costs	£263.75	£276.35
Monthly Net Income	£211.25	£324.65
Annual Net Income	£2,535.00	£3,895.80
Net Return	13.32%	20.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,693.80**
Adjusted To

Net Return **14.15%**

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


Annual Net Income **£2,929.80**
Adjusted To

Net Return **15.39%**

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 £80,000.



2 bedroom terraced house for sale

Strauss Crescent, Maltby


NO LONGER ADVERTISED **SOLD STC**

Marketed from 1 Dec 2023 to 25 May 2024 (175 days) by Crucible Homes, Wickersley

£80,000

No Chain | Two Bedrooms | One Reception Room | Rear Enclosed Garden | Ideal For First Time Bu...

+ Add to report



2 bedroom terraced house for sale

Duke Avenue, Maltby, Rotherham

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 16 Sep 2024 by Merryweathers, Rotherham


£75,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom town house + Add to report

Ascension Mews, Maltby, Rotherham, S66.

NO LONGER ADVERTISED **LET AGREED**

Marketed from 9 Feb 2024 to 11 Mar 2024 (31 days) by Blundells, Rotherham

£600 pcm

S66 Location | Available this February | Set Within a Converted Church | Two Bedroom Town House |...



2 bedroom terraced house + Add to report

Victoria Street, Maltby, Rotherham

NO LONGER ADVERTISED **LET AGREED**

Marketed from 25 Sep 2023 to 17 Oct 2023 (22 days) by Merryweathers, Maltby Ltd






£595 pcm

FIELD VIEWS | 2 BEDROOMS | REAR YARD | COUINCIL TAX BAND A | EPC D | BOND £595

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: **3 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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