

LET PROPERTY PACK

INVESTMENT INFORMATION

Waltheof Road, Sheffield,
S2 1NU

211917348

 www.letproperty.co.uk





Property Description

Our latest listing is in Waltheof Road, Sheffield, S2 1NU

Get instant cash flow of **£595** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£782** which would provide the investor a Gross Yield of **7.4%** 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...



Waltheof Road, Sheffield,
S2 1NU

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £595

Market Rent: £782

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£3,780
Legal Fees	£1,000.00
Total Investment	£36,280.00

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 £595 per calendar month but the potential market rent is

£ 782

Returns Based on Rental Income	£595	£782
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£59.50	£78.20
Total Monthly Costs	£468.25	£486.95
Monthly Net Income	£126.75	£295.05
Annual Net Income	£1,521.00	£3,540.60
Net Return	4.19%	9.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,976.60**
Adjusted To

Net Return **5.45%**

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


Annual Net Income **£1,650.60**
Adjusted To

Net Return **4.55%**

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 £150,000.



2 bedroom flat for sale + Add to report


AG1, Furnival Street, Sheffield

CURRENTLY ADVERTISED


Marketed from 2 May 2024 by Saxton Mee, Sheffield

£150,000

TWO GOOD SIZED BEDROOMS | LUXURY BATHROOM | CAR PARKING SPACE | POTENTIAL INCOME OF £1000 PCM | E...



[View floor plan](#)



2 bedroom apartment for sale + Add to report

Butcher Works, Eyre Lane, City Centre, Sheffield

NO LONGER ADVERTISED **SOLD STC**


Marketed from 22 Feb 2024 to 26 Apr 2024 (63 days) by haus, Sheffield

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment [+ Add to report](#)

30 Blackwell Place

CURRENTLY ADVERTISED

Marketed from 4 Nov 2024 by Igloo Accommodation, Sheffield

Double Bedrooms | Homely Lounge | Modern Kitchen and Dining Area | Large Bathroom | Spare Room / ...


£800 pcm

Sold price history: [View](#)

23/04/2010	£72,000
14/04/2000	£31,000
25/08/1995	£30,950

EPC: [View](#)

(Approx.) Sqft: **710 sq ft** Price (£) per sqft: **£1.13**



2 bedroom flat [+ Add to report](#)

Birley Moor Road, Sheffield S12

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 28 Oct 2024 by Haybrook Lettings, Sheffield

£800 pcm

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 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.



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