

LET PROPERTY PACK

INVESTMENT INFORMATION

Fitzwilliam Street,
Barnsley, S70 2RF

211634091

 www.letproperty.co.uk





Property Description

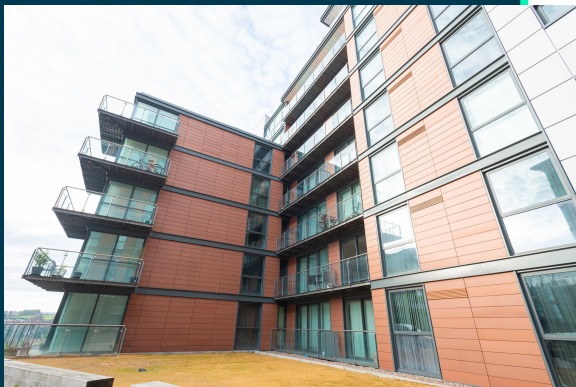
Our latest listing is in Fitzwilliam Street, Barnsley, S70 2RF

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Fitzwilliam Street,
Barnsley, S70 2RF

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Property Key Features

1 Bedroom

1 Bathroom

Triple-Fixture Bathroom

Easy Access to Local Amenities

Factor Fees: £167 pm

Ground Rent: £12.5 pm

Lease Length: 235 years

Current Rent: £550

Market Rent: £900

Lounge



Kitchen



Bedroom



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	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 900



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	£550	£900
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£167.00	
Ground Rent	£12.50	
Letting Fees	£55.00	£90.00
Total Monthly Costs	£643.25	£678.25
Monthly Net Income	-£93.25	£221.75
Annual Net Income	-£1,119.00	£2,661.00
Net Return	-2.88%	6.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£861.00**
Adjusted To

Net Return **2.22%**

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


Annual Net Income **£921.00**
Adjusted To

Net Return **2.37%**

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 £135,000.



TOP FLOOR APARTMENT

1 bedroom flat for sale

Butler Way, Wakefield

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 May 2023 to 30 Aug 2024 (483 days) by Richard Kendall, Wakefield

One Bedroom Top Floor Apartment | Well Presented Throughout | High Ceilings | Open Plan Lounge/Ki...

£135,000

+ Add to report



1 bedroom flat for sale

Sussex Road, Chapeltown, Sheffield, South Yorkshire, S35

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 8 Aug 2024 by Blundells, Chapeltown

**** NO CHAIN ** HEART OF CHAPELTOWN ** GREAT FOR INVESTMENT OR FIRST TIME BUYERS ****
Apartment 6 is...


£130,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



A photograph showing the interior of a modern 1-bedroom flat. It features a dark blue sofa, a wooden coffee table, and large windows with white frames.

1 bedroom flat

St Johns North, Wakefield

NO LONGER ADVERTISED **LET AGREED**

Marketed from 6 Feb 2024 to 26 Feb 2024 (20 days) by Bridgfords Lettings, Wakefield

Exclusive One Bed Furnished Apartment | Finished to a High Standard Throughout | Exclusive St Joh...

+ Add to report

£975 pcm



A photograph showing the interior of a 1-bedroom flat. It features a light-colored sofa, a wooden dining table, and large windows with white frames.

1 bedroom flat

St. Johns Square, Wakefield, WF1

NO LONGER ADVERTISED

Marketed from 18 Feb 2024 to 19 Feb 2024 (1 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1981678

+ Add to report

£950 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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



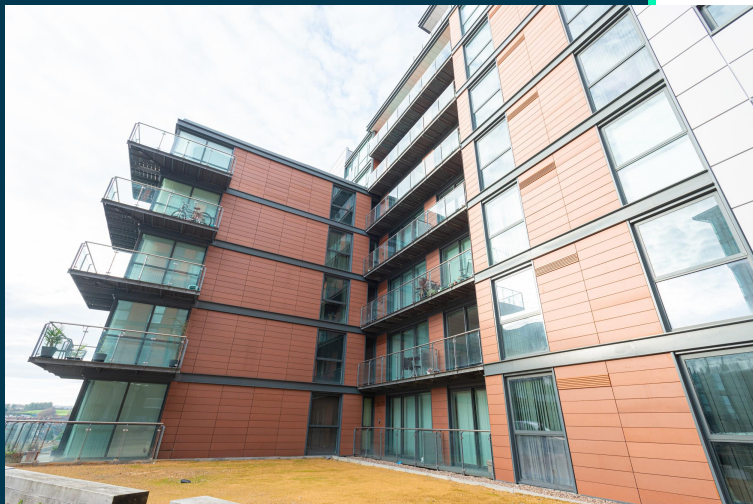
Payment history: **On time for length of tenancy**



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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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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