

LET PROPERTY PACK

INVESTMENT INFORMATION

Parkfield Place, Sheffield,
S2

213254403

 www.letproperty.co.uk





Property Description

Our latest listing is in Parkfield Place, Sheffield, S2.

Get instant cash flow of **£2,380** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£2,452** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Parkfield Place, Sheffield,
S2

213254403



Property Key Features

5 bedroom

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 800 years

Current Rent: £2,380

Market Rent: £2,452

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £288,000.00 and borrowing of £216,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 288,000.00

25% Deposit	£72,000.00
SDLT Charge	£10,540
Legal Fees	£1,000.00
Total Investment	£83,540.00

Projected Investment Return



The monthly rent of this property is currently set at £2,380 per calendar month but the potential market rent is

£ 2,452

Returns Based on Rental Income	£2,380	£2,452
Mortgage Payments on £216,000.00 @ 5%	£900.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£238.00	£245.20
Total Monthly Costs	£1,153.00	£1,160.20
Monthly Net Income	£1,227.00	£1,291.80
Annual Net Income	£14,724.00	£15,501.60
Net Return	17.63%	18.56%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£10,597.60**

Net Return **12.69%**

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


Annual Net Income Adjusted To **£11,181.60**

Net Return **13.38%**

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 £325,000.



4 bedroom terraced house for sale + Add to report

South View Road, Nether Edge, Sheffield

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Feb 2022 to 1 Jun 2022 (106 days) by Saxton Mee, Sheffield

FOUR BEDROOMS | TWO BATHROOMS | SEPARATE DINING ROOM | IMPOSING HALLWAY | OFF

£325,000



4 bedroom terraced house for sale + Add to report

South View Road, Nether Edge, Sheffield, S7 1DF

NO LONGER ADVERTISED **SOLD STC**

Marketed from 1 Mar 2019 to 13 Sep 2019 (196 days) by Haybrook, Banner Cross

FOUR DOUBLE BEDROOMS | PERIOD FEATURES | GENEROUS BAY WINDOW | LOUNGE | DINING

£250,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,427 based on the analysis carried out by our letting team at **Let Property Management**.



£2,427 pcm

5 bedroom terraced house

Clough Road, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 12 Dec 2022 to 26 Jan 2023 (44 days) by OpenRent, London

+ Add to report



£1,974 pcm

5 bedroom terraced house

Charlotte Road, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 23 Oct 2024 to 25 Nov 2024 (32 days) by OpenRent, London

+ Add to report

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: **2 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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