


LET PROPERTY PACK

INVESTMENT INFORMATION

Brincliffe Edge Road,
Sheffield, S11 9BW

213698659

 www.letproperty.co.uk





Property Description

Our latest listing is in Brincliffe Edge Road, Sheffield, S11 9BW

Get instant cash flow of **£550** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.9%** 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...



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Property Key Features

Studio Flat

1 Bathroom

Parking Available

Triple-Fixture Bathroom

Factor Fees: £61 pm

Ground Rent: £16.67 pm

Lease Length: 108 years

Current Rent: £550

Market Rent: £850

Lounge / Bedroom



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £94,000.00 and borrowing of £70,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 94,000.00

25% Deposit	£23,500.00
SDLT Charge	£4,700
Legal Fees	£1,000.00
Total Investment	£29,200.00

Projected Investment Return



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

£ 850



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	£850
Mortgage Payments on £70,500.00 @ 5%	£293.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£61.00	
Ground Rent	£16.67	
Letting Fees	£55.00	£85.00
Total Monthly Costs	£441.42	£471.42
Monthly Net Income	£108.58	£378.58
Annual Net Income	£1,302.96	£4,542.96
Net Return	4.46%	15.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,842.96**
Adjusted To

Net Return **9.74%**

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



Annual Net Income **£3,333.00**
Adjusted To

Net Return **11.41%**

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 £99,950.

 <p>£99,950</p>	<p>Studio flat for sale</p> <p>West One Aspect, 17 Cavendish Street, Sheffield</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 27 Feb 2024 to 12 Jul 2024 (136 days) by Leaders Sales, Mansfield</p> <p>Council Tax Band A EPC Rating B Studio Flat Ideal First Time Buy or Buy To Let 8.5% Yield...</p>
 <p>£95,000</p>	<p>Studio flat for sale</p> <p>Endcliffe Vale Road, Endcliffe, S10 3EW</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 12 Jun 2024 by MorfittSmith, Sheffield</p> <p>Ground Floor Prime Location Close to Local Amenities Spacious Lounge/Bedroom Area Modern ...</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom house

+ Add to report

Coverdale Road, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Aug 2023 to 9 Oct 2023 (59 days) by Saxton Mee, Sheffield



£895 pcm

1 bedroom flat

+ Add to report

Carter Knowle Road, Sheffield, S7

NO LONGER ADVERTISED

Marketed from 3 Jan 2024 to 17 Jan 2024 (14 days) by OpenRent, London

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: **4 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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