


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pitsmoor Road,  
Sheffield, S3 9AU

214329245

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Pitsmoor Road, Sheffield, S3 9AU

Get instant cash flow of **£550** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Pitsmoor Road,  
Sheffield, S3 9AU

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well Maintained Property**

**Three-Piece Bath**

**Easy Access to Local Amenities**

**Factor Fees: £43 pm**

**Ground Rent: £2.5 pm**

**Lease Length: 48 years**

**Current Rent: £550**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £78,000.00 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 78,000.00

25% Deposit	£19,500.00
SDLT Charge	£3,900
Legal Fees	£1,000.00
Total Investment	£24,400.00

# Projected Investment Return



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

£ 700



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	£700
Mortgage Payments on £58,500.00 @ 5%	<b>£243.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£43.00</b>	
Ground Rent	<b>£2.50</b>	
Letting Fees	<b>£55.00</b>	<b>£70.00</b>
Total Monthly Costs	<b>£359.25</b>	<b>£374.25</b>
Monthly Net Income	<b>£190.75</b>	<b>£325.75</b>
Annual Net Income	<b>£2,289.00</b>	<b>£3,909.00</b>
Net Return	<b>9.38%</b>	<b>16.02%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,509.00**  
Adjusted To

Net Return                      **10.28%**

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



Annual Net Income      **£2,769.00**  
Adjusted To

Net Return                      **11.35%**

# 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 £80,500.

 <p>£80,500</p>	<p><b>1 bedroom apartment for sale</b></p> <p>Cross Bedford Street, Sheffield, South Yorkshire, S6</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 31 Mar 2023 by Reeds Rains, Sheffield City Living</p> <p>CURRENT INCOME OF £565PCM   SPACIOUS STUDIO APARTMENT   TENANTED UNTIL NOVEMBER 2025   POPULAR RE...</p> <p><a href="#">+ Add to report</a></p>
 <p>£80,000</p>	<p><b>1 bedroom flat for sale</b></p> <p>Millsands, Sheffield, South Yorkshire, S3</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 13 Jan 2024 by Blundells, Woodseats</p> <p>* One bedroom apartment   * No onward chain   * Great investment potential   * Balcony with far r...</p> <p><a href="#">+ Add to report</a></p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £728 based on the analysis carried out by our letting team at **Let Property Management**.



**1 bedroom flat**

Shalesmoor, Kelham Gate, Sheffield, S3


**CURRENTLY ADVERTISED**

Marketed from 20 Mar 2025 by HC-GB, North

**£728 pcm**

[+ Add to report](#)

\*\*\*MARCH OFFER 1 MONTH RENT FREE\*\*\* | THIRD FLOOR APARTMENT | WALKING DISTANCE TO CITY CENTRE | C...



**1 bedroom apartment**

Brewery Wharf, Mowbray Street, Kelham Island, Sheffield, S3 8EL

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 13 Apr 2024 to 22 May 2024 (39 days) by Shefflets, Sheffield

**£725 pcm**

[+ Add to report](#)

A very well presented and proportioned modern property. | Unfurnished | Fantastic Location | Kelh...



# 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.



**LETPROPERTY**