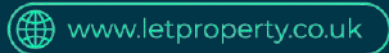


LET PROPERTY PACK

INVESTMENT INFORMATION

Milton Street Sheffield,
South Yorkshire, S1

213419851





Property Description

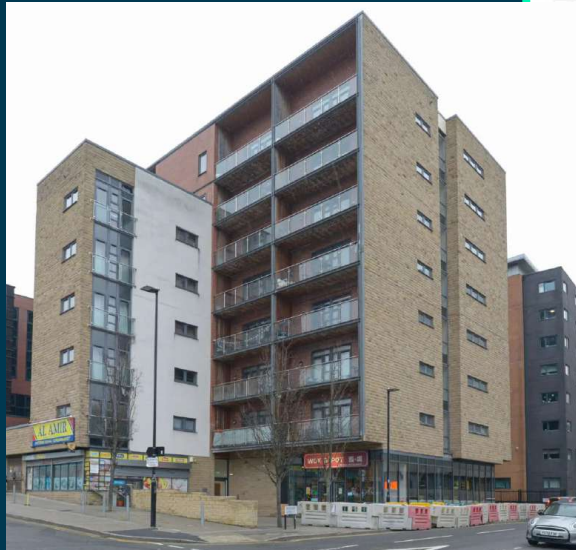
Our latest listing is in Milton Street Sheffield, South Yorkshire, S1

Get instant cash flow of **£725** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£753** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Milton Street Sheffield,
South Yorkshire, S1

213419851



Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £215.00 PM

Ground Rent: TBC

Lease Length: 998 years

Current Rent: £725

Market Rent: £753

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 99,000.00 and borrowing of £74,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 99,000.00

25% Deposit	£24,750.00
SDLT Charge	£4,950
Legal Fees	£1,000.00
Total Investment	£30,700.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 753

Returns Based on Rental Income	£725	£753
Mortgage Payments on £74,250.00 @ 5%	£309.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£215.00	
Ground Rent	TBC	
Letting Fees	£72.50	£75.30
Total Monthly Costs	£611.88	£614.68
Monthly Net Income	£113.13	£138.33
Annual Net Income	£1,357.50	£1,659.90
Net Return	4.42%	5.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£153.90**
Adjusted To

Net Return **0.50%**

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

Annual Net Income **£174.90**
Adjusted To

Net Return **0.57%**

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 £137,340.



£137,340

1 bedroom apartment for sale

+ Add to report

Apt 81, Cotton Mill Sheffield S3

CURRENTLY ADVERTISED

Marketed from 17 Feb 2025 by Redbrik Land & New Homes, Covering Yorkshire & Derbyshire

One Bedroom Newly Built Third Floor Apartment | Perfect For First Time Buyers & Investors | Iconi...



£135,240

1 bedroom apartment for sale

+ Add to report

Apartment 30 Cotton Mill, Kelham Island S3

CURRENTLY ADVERTISED

Marketed from 14 Apr 2025 by Redbrik Land & New Homes, Covering Yorkshire & Derbyshire

Iconic New Address In The Vibrant Kelham Island District | One-Bedroom Apartment with Tenant In S...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,050 pcm	1 bedroom flat Fitzwilliam House, Sheffield, S1 NO LONGER ADVERTISED Marketed from 24 Oct 2024 to 28 Oct 2024 (3 days) by OpenRent, London + Add to report
 £850 pcm	1 bedroom apartment Fitzwilliam House, 8 Milton Street, S1 4JU NO LONGER ADVERTISED LET AGREED Marketed from 30 Apr 2024 to 27 Jun 2024 (58 days) by Blundells, Sheffield Central + Add to report

Current Tenant Profile



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**



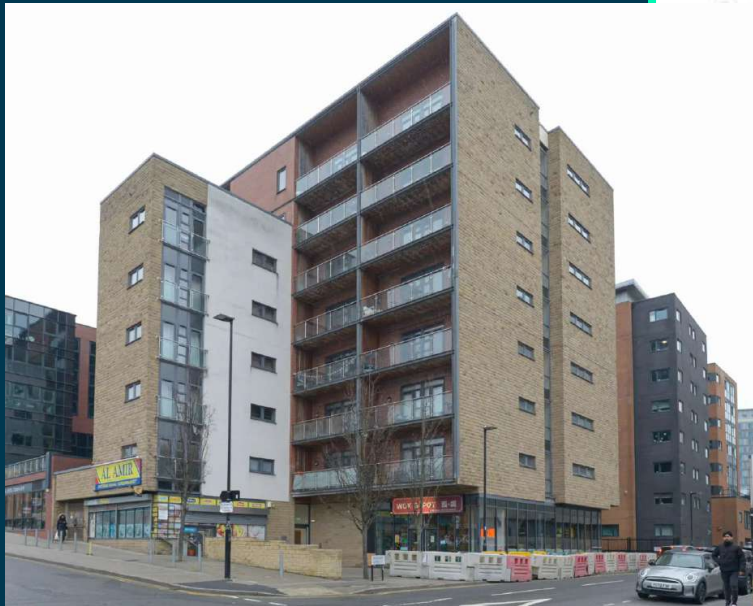
Payment history: **On time for length of tenancy**



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.



www.letproperty.co.uk

Milton Street Sheffield, South Yorkshire, S1

213419851

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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