

LET PROPERTY PACK

INVESTMENT INFORMATION

Bradfield Road, Sheffield, S6 2BX

213841401











Property Description

Our latest listing is in Bradfield Road, Sheffield, S6 2BX

Get instant cash flow of £700 per calendar month with a 9.1% Gross Yield for investors.

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 9.8% 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...







Bradfield Road, Sheffield, S6 2BX



3 Bedrooms

1 Bathroom

Well-Maintained Property

Spacious Rooms

Factor Fees: £301 pm

Ground Rent: £13 pm

Lease Length: 65 years

Current Rent: £700

Market Rent: £750

213841401

Lounge



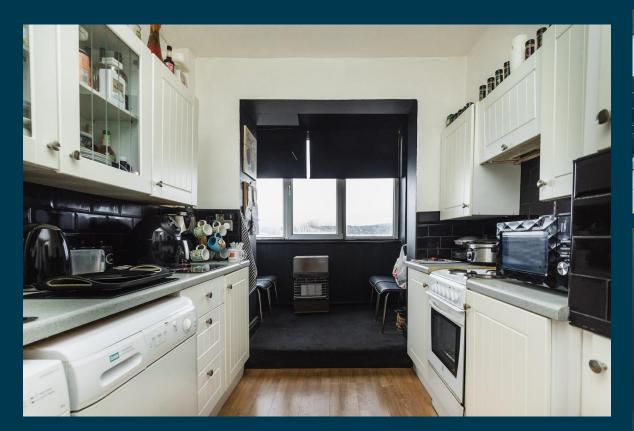






Kitchen









Bedrooms









Bathroom









Exterior









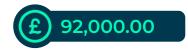
Initial Outlay





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£23,000.00**

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

Projected Investment Return









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	£700	£750
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£301.00	
Ground Rent	£13.00	
Letting Fees	£70.00	£75.00
Total Monthly Costs	£686.50	£691.50
Monthly Net Income	£13.50	£58.50
Annual Net Income	£162.00	£702.00
Net Return	0.57%	2.45%

Return Stress Test Analysis Report





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

Annual Net Income

-£798.00

Adjusted To

Net Return

-2.79%

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

Annual Net Income

-£522.00

Adjusted To

Net Return

-1.83%

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 £95,000.



+ Add to report

Regent Court, Bradfield Road, Hillsborough, S6 2BX - No Chain Involved

NO LONGER ADVERTISED

3 bedroom flat for sale

SOLD STC

Marketed from 17 Aug 2023 to 25 Apr 2024 (251 days) by MorfittSmith, Sheffield



£95,000

£79,000

3 bedroom flat for sale

+ Add to report

Bradfield Road, Sheffield, S6

NO LONGER ADVERTISED

Marketed from 22 Aug 2024 to 2 Jan 2025 (133 days) by Bettermove, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom flat

+ Add to report

Regent Court, Bradfield Road, Sheffield, South Yorkshire, S6

CURRENTLY ADVERTISED

LET AGREED

Marketed from 23 Dec 2024 by Linley & Simpson, Sheffield



£800 pcm

3 bedroom flat

+ Add to report

Bradfield Road, Hillsborough, Sheffield, South Yorkshire, S6 2BX

NO LONGER ADVERTISED

Marketed from 4 Dec 2024 to 11 Dec 2024 (6 days) by Mudhut Property, Brighton

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: 3 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.





Interested in this property investment?

Call us on **0141 478 0985**



Bradfield Road, Sheffield, S6 2BX



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.