

LET PROPERTY PACK

INVESTMENT INFORMATION

Waverley View, Rotherham
S60

210974814

 www.letproperty.co.uk





Property Description

Our latest listing is in Waverley View, Rotherham S60

Get instant cash flow of **£700** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£968** which would provide the investor a Gross Yield of **9.1%** 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...



Waverley View,
Rotherham S60

210974814



Property Key Features

3 bedrooms

2 bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £968

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

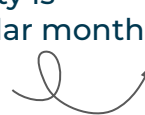
£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,350
Legal Fees	£1,000.00
Total Investment	£39,100.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is



£ 968

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	£968
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	Freehold	
Letting Fees	£70.00	£96.80
Total Monthly Costs	£481.88	£508.68
Monthly Net Income	£218.13	£459.33
Annual Net Income	£2,617.50	£5,511.90
Net Return	6.69%	14.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,575.90**
Adjusted To

Net Return **9.15%**

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

Annual Net Income **£3,606.90**
Adjusted To

Net Return **9.22%**

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 £130,000.



£130,000

4 bedroom semi-detached house for sale

+ Add to report

Nursery Drive, Rotherham, South Yorkshire

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 30 Jun 2021 to 22 Oct 2021 (113 days) by Springbok Properties, Nationwide



£110,000

3 bedroom semi-detached house for sale

+ Add to report

Nursery Drive, Catcliffe

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jun 2024 by Bartons, Rotherham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

3 bedroom semi-detached house

Sheffield Lane, Catcliffe, Rotherham, S60

NO LONGER ADVERTISED

Marketed from 28 Dec 2024 to 21 Jan 2025 (24 days) by OpenRent, London

+ Add to report



£1,400 pcm

3 bedroom detached house

Banks Way, Catcliffe, Rotherham, S60

NO LONGER ADVERTISED

Marketed from 19 Oct 2023 to 2 Nov 2023 (13 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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