

LET PROPERTY PACK

INVESTMENT INFORMATION

Leadmill Street, Sheffield,
S1

214468590

 www.letproperty.co.uk





Property Description

Our latest listing is in Leadmill Street, Sheffield, S1

Get instant cash flow of **£900** per calendar month with a **7.5%** Gross Yield for investors.

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...



Leadmill Street, Sheffield,
S1

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £183 pm

Ground Rent: £4 pm

Lease Length: 976 years

Current Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,200
Legal Fees	£1,000.00
Total Investment	£44,200.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month.



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	£900
Mortgage Payments on £108,000.00 @ 5%	£450.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£183.00 PM
Ground Rent	£4.00 PM
Letting Fees	£90.00
Total Monthly Costs	£742.00
Monthly Net Income	£158.00
Annual Net Income	£1,896.00
Net Return	4.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£96.00**
Adjusted To

Net Return **0.22%**

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

Annual Net Income **-£216.00**
Adjusted To

Net Return **-0.49%**

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 £155,000.



£155,000

2 bedroom apartment for sale

+ Add to report

Flat 83, Leadmill Court, Leadmill Street, Sheffield, S1

CURRENTLY ADVERTISED

Marketed from 9 Feb 2024 by Crapper & Haigh, Sheffield

LOCATED IN THE HEART OF THE CITY CENTRE | TWO BEDROOMS | PART OF A HIGH SPEC DESIGNED



£145,000

2 bedroom flat for sale

+ Add to report

Leadmill Street, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 May 2021 to 6 Jan 2022 (245 days) by Yopa, East Midlands & Yorkshire

NO CHAIN | 3RD FLOOR | APPARTMENT | TWO BEDROOMS | CITY CENTER LOCATION | LOUNGE/DINER |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,174 based on the analysis carried out by our letting team at **Let Property Management**.



£1,174 pcm

2 bedroom flat

Flat 77 Leadmill Court, Leadmill Street, Sheffield

CURRENTLY ADVERTISED

Marketed from 5 Dec 2024 by Dove Properties, Sheffield

+ Add to report



£1,127 pcm

2 bedroom flat

Flat 72, Leadmill Court, Leadmill Street, Sheffield

CURRENTLY ADVERTISED

Marketed from 5 Dec 2024 by Dove Properties, Sheffield

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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