

LET PROPERTY PACK

INVESTMENT INFORMATION

Allen Street, Sheffield, S3

215008951

 www.letproperty.co.uk





Property Description

Our latest listing is in Allen Street, Sheffield, S3

Get instant cash flow of **£648** per calendar month with a **10.4%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Allen Street, Sheffield, S3

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Property Key Features

Studio Bedroom

1 Bathroom

Well-Maintained Property

Spacious Area

Factor Fees: £100.00 PM

Ground Rent: £41.67 PM

Lease Length: 245 years

Current Rent: £648

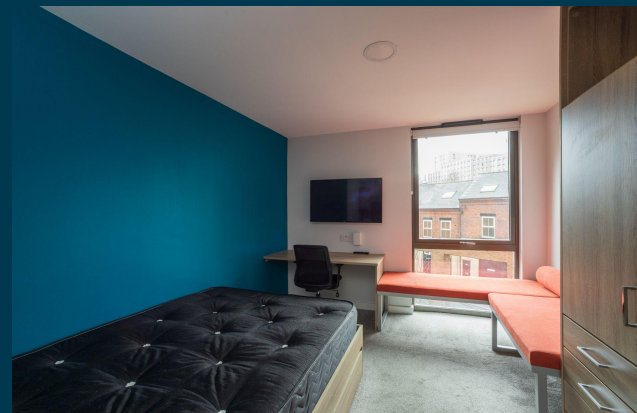
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit £18,750.00

SDLT Charge £3,750

Legal Fees £1,000.00

Total Investment £23,500.00

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 £648 per calendar month.

Returns Based on Rental Income	£648
Mortgage Payments on £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£41.67
Letting Fees	£64.80
Total Monthly Costs	£455.85
Monthly Net Income	£192.16
Annual Net Income	£2,305.86
Net Return	9.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,009.86**
Adjusted To

Net Return **4.30%**

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

Annual Net Income **£1,680.90**
Adjusted To

Net Return **7.15%**

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 £200,000.



£200,000

Studio flat for sale

+ Add to report

70 Allen Street, Sheffield

NO LONGER ADVERTISED

Marketed from 25 Nov 2024 to 21 Jan 2025 (57 days) by RE/MAX Property Hub, Devon

Unique Investment Opportunity | Four Tenanted Student Rooms | Fully Managed | Impressive Yield | ...



£75,000

1 bedroom apartment for sale

+ Add to report

Allen Street, Sheffield, South Yorkshire, S3

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 11 Nov 2024 (95 days) by Reeds Rains, Sheffield City Living

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £823 based on the analysis carried out by our letting team at **Let Property Management**.



£823 pcm

Studio flat

Allen Street, Sheffield, S3

CURRENTLY ADVERTISED

Marketed from 20 May 2025 by Fit Property, Sheffield

Fantastic communal spaces including a rooftop terrace, Fully equipped Gym, Home entertainment room...

+ Add to report



£823 pcm

Studio flat

NURTUR HOUSE - Premium+

NO LONGER ADVERTISED **LET AGREED**

Marketed from 15 Nov 2024 to 20 May 2025 (186 days) by Fit Property, 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: **Yes**

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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