

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Egerton Street, Sheffield,  
S1

214983119

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Egerton Street, Sheffield, S1

Get instant cash flow of **£375** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.4%** 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 be a rewarding addition to an investor portfolio.**

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



Egerton Street, Sheffield,  
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## Property Key Features

Studio Flat

Modern Bathroom

Spacious Kitchen

Good Condition

Factor Fees: £100 per month

Ground Rent: £42 per month

Lease Length: 989 years

Current Rent: £375

Market Rent: £500

# Lounge



# Kitchen





# Bathroom



# Exterior





Figures based on assumed purchase price of £57,500.00 and borrowing of £43,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 57,500.00

25% Deposit	£14,375.00
SDLT Charge	£2,875
Legal Fees	£1,000.00
Total Investment	£18,250.00



# 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.



The monthly rent of this property is currently set at £375 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£375	£500
Mortgage Payments on £43,125.00 @ 5%	£179.69	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£42.00	
Letting Fees	£37.50	£50.00
Total Monthly Costs	£374.19	£386.69
Monthly Net Income	£0.81	£113.31
Annual Net Income	£9.75	£1,359.75
Net Return	0.05%	7.45%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£359.75**  
Adjusted To

Net Return                      **1.97%**

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

Annual Net Income      **£1,001.25**  
Adjusted To

Net Return                      **5.49%**

# 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 £65,000.



£65,000

## Studio apartment for sale

+ Add to report

Egerton Street, Sheffield

NO LONGER ADVERTISED

Marketed from 7 Jul 2022 to 1 Mar 2023 (236 days) by Flambard Williams Limited, Canary Wharf



£58,000

## Studio flat for sale

+ Add to report

Egerton Street, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 30 Nov 2021 to 2 Dec 2021 (1 days) by Vesta, London

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## Studio flat

+ Add to report

Velocity Tower, St. Mary's Gate, Sheffield, S1 4LS

NO LONGER ADVERTISED

Marketed from 25 Jun 2024 to 9 Jul 2024 (14 days) by TIR Lettings Ltd, Sheffield



£950 pcm

## Studio apartment

+ Add to report

Velocity Tower, 10 St. Marys Gate, Sheffield, South Yorkshire, S1

NO LONGER ADVERTISED

Marketed from 14 Jun 2024 to 9 Jul 2024 (25 days) by TIR Lettings Ltd, Sheffield

# 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**