

LET PROPERTY PACK

INVESTMENT INFORMATION

Upper Allen Street,
Sheffield, S3 7GT

214983948

 www.letproperty.co.uk





Property Description

Our latest listing is in Upper Allen Street, Sheffield, S3 7GT

Get instant cash flow of **£700** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Upper Allen Street,
Sheffield, S3 7GT

214983948



Property Key Features

1 Bedroom

1 Bathroom

Triple-Fixture Bathroom

Expansive Room

Factor Fees: £67 pm

Ground Rent: £25 pm

Lease Length: 106 years

Current Rent: £700

Market Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

Projected Investment Return



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

£ 875

Returns Based on Rental Income	£700	£875
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£67.00	
Ground Rent	£25.00	
Letting Fees	£70.00	£87.50
Total Monthly Costs	£502.00	£519.50
Monthly Net Income	£198.00	£355.50
Annual Net Income	£2,376.00	£4,266.00
Net Return	7.38%	13.25%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,516.00**
Adjusted To

Net Return **7.81%**

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



Annual Net Income **£3,006.00**
Adjusted To

Net Return **9.34%**

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 £105,000.

 £105,000	<h3>1 bedroom apartment for sale</h3> <div>+ Add to report</div> <p>Shire House, 98 Napier Street, Sheffield, S11 8JA</p> <div>NO LONGER ADVERTISEDSOLD STC</div> <p>Marketed from 23 Jun 2023 to 1 Mar 2024 (251 days) by Staves Estate Agents, Sheffield</p> <hr/> <p>Beautifully presented one bedroom apartment Fully furnished Sought after location Close to ...</p>
 £104,950	<h3>1 bedroom flat for sale</h3> <div>+ Add to report</div> <p>AG1, Furnival Street, Sheffield</p> <div>NO LONGER ADVERTISED</div> <p>Marketed from 31 May 2024 to 26 Nov 2024 (179 days) by Eadon Lockwood & Riddle, Banner Cross</p> <hr/> <p>One double bedroom apartment. Well presented. Great location. Juliette Balcony. Modern ba...</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £890 based on the analysis carried out by our letting team at **Let Property Management**.



£890 pcm

1 bedroom apartment

The Ironworks, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 17 Mar 2025 to 19 Mar 2025 (1 days) by Property Sense, Covering Nationwide

Residents Gym | Fully Furnished | Central Location | Roof Terrace | High Speed Broadband | Commun...

+ Add to report



£880 pcm

1 bedroom apartment

Scotland Street, Sheffield, S3

CURRENTLY ADVERTISED

Marketed from 27 Mar 2025 by Plumlife Homes, The Ironworks

4 Weeks Rent Free* | Rooftop garden & ground floor courtyard | Fitness suite | Multimedia room | ...

+ 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.



www.letproperty.co.uk

Upper Allen Street, Sheffield, S3 7GT

214983948

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