

LET PROPERTY PACK

INVESTMENT INFORMATION

Laughton Road,
Dinnington, Sheffield, S25
2PP

211086197

 www.letproperty.co.uk





Property Description

Our latest listing is in Laughton Road, Dinington, Sheffield, S25 2PP

Get instant cash flow of **£975** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

A Portfolio of Flat and
Commercial Shop

1 Bathroom and 2 Ensuite

Large Primary Business Space

Spacious Room

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £975

Market Rent: £1,000

Primary Business Area



Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £136,000.00 and borrowing of £102,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 136,000.00

25% Deposit	£34,000.00
SDLT Charge	£7,020
Legal Fees	£1,000.00
Total Investment	£42,020.00

Projected Investment Return



The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is

£ 1,000



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	£975	£1,000
Mortgage Payments on £102,000.00 @ 5%	£425.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£97.52	£100.00
Total Monthly Costs	£537.52	£540.00
Monthly Net Income	£437.69	£460.00
Annual Net Income	£5,252.27	£5,520.00
Net Return	12.50%	13.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,520.00**
Adjusted To

Net Return **8.38%**

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

Annual Net Income **£3,480.00**
Adjusted To

Net Return **8.28%**

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

3 bedroom semi-detached house for sale

+ Add to report

Laughton Road, Dinnington, Sheffield, South Yorkshire, S25

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Nov 2023 to 29 May 2024 (194 days) by Reeds Rains, Dinnington

THREE BEDROOMS | SEMI DETACHED PROPERTY | PERFECT FOR FIRST TIME BUYERS OR INVESTMENT |



£130,000

2 bedroom semi-detached house for sale

+ Add to report

Queen Street, Dinnington, Sheffield, South Yorkshire, S25

NO LONGER ADVERTISED

SOLD STC



Marketed from 17 Jul 2023 to 23 Jan 2024 (190 days) by Reeds Rains, Dinnington

TWO BEDROOMS PLUS NURSERY | KITCHEN DINING ROOM | CONSERVATORY | DRIVEWAY AND

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,500 pcm</p>	<p>2 bedroom cottage</p> <p>Church Lane Court, Dinnington, Sheffield, South Yorkshire, S25</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 11 Jan 2024 to 23 Jan 2024 (12 days) by Reeds Rains, Dinnington</p> <p>Awaiting EPC Awaiting Council Tax Band Immaculate Cottage Two Bedrooms Master bedroom wit...</p> <p>+ Add to report</p>
 <p>£1,350 pcm</p>	<p>4 bedroom detached house</p> <p>Heathrush Drive, Dinnington, S25</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 28 Jan 2025 to 18 Mar 2025 (48 days) by Redbrik Lettings, Covering Chesterfield & Sheffield</p> <p>A Modern Built Four Bedroom Detached House with EV charging point A Superbly Appointed & Contem...</p> <p>+ Add to report</p>

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: **4 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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