

LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street, Sheffield, S1

212856830

 www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street, Sheffield, S1

Get instant cash flow of **£650** per calendar month with a **15.0%** Gross Yield for investors.

This property has a potential to rent for **£746** which would provide the investor a Gross Yield of **17.2%** if the rent was increased to market rate.

With tenants 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...



Queen Street, Sheffield, S1

212856830



Property Key Features

2 Bedrooms

1 Bathroom

Three Piece Bathroom

Well Maintained Property

Factor Fees: £196.08 PM

Ground Rent: £31.59 PM

Lease Length: 241 years

Current Rent: £650

Market Rent: £746

Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 52,000

SDLT Charge £2,600

Legal Fees £1,000

Total Investment £55,600

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 746



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650	£746
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£196.08	
Ground Rent	£31.59	
Letting Fees	£65.00	£74.60
Total Monthly Costs	£307.67	£317.27
Monthly Net Income	£342.33	£428.73
Annual Net Income	£4,107.96	£5,144.76
Net Return	7.39%	9.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,653**
Adjusted To

Net Return **6.57%**

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 £70,000.



£70,000

Studio flat for sale

+ Add to report

White Croft Works, 69 Furnace Hill, S3 7AH

NO LONGER ADVERTISED

Marketed from 24 Jan 2025 to 4 Mar 2025 (39 days) by MorfittSmith, Sheffield



£55,000

Studio flat for sale

+ Add to report

Whitecroft Works, City Centre, Sheffield

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Feb 2025 by haus, Sheffield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

Studio flat

+ Add to report

Flat 11, Gladstone Buildings, 1 St James Row, S1 2EU

NO LONGER ADVERTISED

Marketed from 18 Feb 2025 to 5 Mar 2025 (14 days) by Thornsett Properties, Sheffield



£797 pcm

Studio flat

+ Add to report

Flat 12, 7 St Peters Close, S1 2EJ

NO LONGER ADVERTISED

Marketed from 31 May 2024 to 21 Jun 2024 (20 days) by Thornsett Properties, 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**



Current term of tenancy: **5 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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PROPERTY ID: 12345678

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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