

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Whitelee Road,  
Mexborough, S64 9QY

211900642

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





## Property Description

Our latest listing is in Whitelee Road, Mexborough, S64 9QY

Get instant cash flow of **£695** per calendar month with a **8.0%** Gross Yield for investors.

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...



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Mexborough, S64 9QY

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well-Maintained Property**

**Expansive Lounge**

**Triple-Fixture Bathroom**

**Private Backyard**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £695**



# 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 £695 per calendar month



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.



<b>Returns Based on Rental Income</b>	<b>£695</b>
Mortgage Payments on £78,000.00 @ 5%	<b>£325.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£69.50</b>
<b>Total Monthly Costs</b>	<b>£409.50</b>
<b>Monthly Net Income</b>	<b>£285.50</b>
<b>Annual Net Income</b>	<b>£3,426.00</b>
<b>Net Return</b>	<b>10.64%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,036.00**  
Adjusted To

Net Return                      **6.32%**

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

Annual Net Income      **£1,866.00**  
Adjusted To

Net Return                      **5.80%**



# 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 £110,000.



£110,000

## 2 bedroom terraced house for sale

+ Add to report

65 Crossland Street S64 8BB

NO LONGER ADVERTISED

Marketed from 8 Dec 2023 to 23 Jan 2024 (45 days) by Bsmart Homes, Swinton

Bsmart homes can arrange your mortgage | Mid terraced property | 2 Bedrooms plus loft room | NO O...



£107,000

## 2 bedroom terraced house for sale

+ Add to report

Park Road, Mexborough

NO LONGER ADVERTISED

Marketed from 20 Jul 2023 to 20 Feb 2024 (214 days) by Churchills Estate Agents, Mexborough

END TERRACE HOUSE | TWO DOUBLE BEDROOMS | TWO TOILETS | COMPLETELY REMODELLED | REAR GARDEN | NEW

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom terraced house

Highwoods Road, Mexborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Feb 2024 to 23 Feb 2024 (20 days) by Bsmart Homes, Swinton

Close to local amenities | Low maintenance rear garden | 2 Double bedrooms | Modern decor | Front...

+ Add to report



£700 pcm

## 2 bedroom terraced house

Wood Street, Swinton

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Feb 2025 to 3 Mar 2025 (9 days) by Bsmart Homes, Swinton

2 bedroom mid terrace property | Modern bathroom and kitchen | Newly decorated | Enclosed garde...

+ 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.





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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**