

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Allen Street, Sheffield S3  
7AW

216058728

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





## Property Description

Our latest listing is in Allen Street, Sheffield S3 7AW

Get instant cash flow of **£811** per calendar month with a **12.0%** 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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## Property Key Features

**Studio Flat**

**1 Bathroom**

**Well Maintained Property**

**Ensuite**

**Personal study suite**

**Home theater and  
entertainment lounge**

**Fitness center for residents**

**Wellness and relaxation room**

**Factor Fees: £190 pm**

**Ground Rent: £365 pa**

**Lease Length: 120 years**

**Current Rent: £811**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £811 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.



Returns Based on Rental Income	£811
Mortgage Payments on £60,750.00 @ 5%	£253.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£190.00
Ground Rent	£30.42
Letting Fees	£81.10
Total Monthly Costs	£569.65
Monthly Net Income	£241.36
Annual Net Income	£2,896.26
Net Return	11.45%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,274.26**  
Adjusted To

Net Return                      **5.04%**

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

Annual Net Income      **£2,046.30**  
Adjusted To

Net Return                      **8.09%**

# 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 £85,000.



£85,000

## Studio flat for sale

+ Add to report

Lightbox, 63 Earlstreet, Sheffield, South Yorkshire

NO LONGER ADVERTISED

Marketed from 6 Aug 2024 to 7 Oct 2024 (61 days) by Springbok Properties, Nationwide

Council Tax Band A, Leasehold 195 years from 1 January 2020 | We have Been Informed Ground Rent...



£84,995

## Studio flat for sale

+ Add to report

Headford Street, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 1 Feb 2024 to 2 Aug 2024 (183 days) by NOBLE LIVING (SHEFFIELD) LIMITED, Sheffield

Noble are thrilled to introduce to the market an exciting opportunity to purchase a modern 25sqm ...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

## Studio flat

Orange Street, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 5 Apr 2024 to 10 Jul 2024 (95 days) by West One Lettings, Sheffield

Studio Apartment | All Bills Included | Available September 2024

+ Add to report



£823 pcm

## Studio flat

110 Queen Street, Sheffield, S1 2DW

NO LONGER ADVERTISED

Marketed from 4 Dec 2023 to 21 Aug 2024 (260 days) by Xenia Students, Sheffield

Ensuite | Bills Included | Free WiFi | Accommodation Team | Gym | Laundry facilities | Social Are...

+ 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**