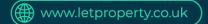


LET PROPERTY PACK

INVESTMENT INFORMATION

Allen Street, Sheffield S37AW

216058728











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...







Allen Street, Sheffield S3 7AW

216058728



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

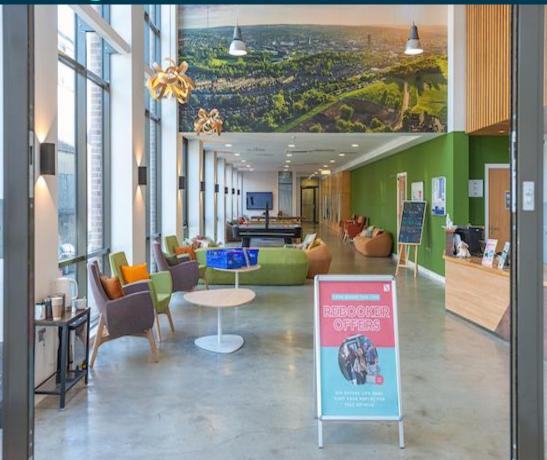
Ground Rent: £365 pa

Lease Length: 120 years

Current Rent: £811

Lounge







Kitchen





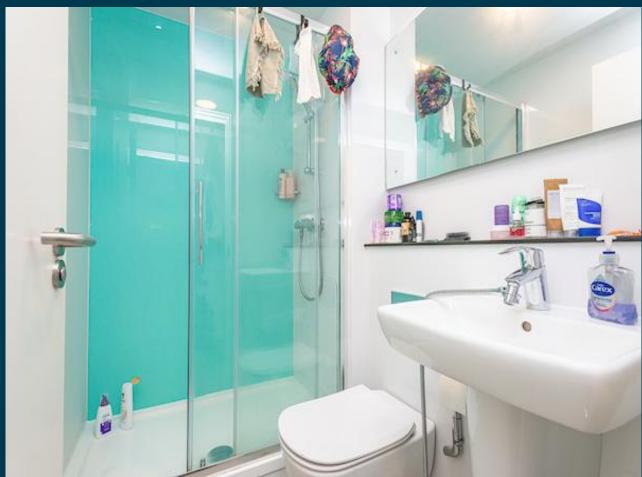
Bedrooms





Bathroom





Exterior





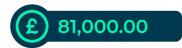
Initial Outlay





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



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

£1,274.26

Annual Net Income

. . .

Adjusted To

5.04%

Net Return

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

Annual Net Income

£2,046.30

Adjusted To

Net Return

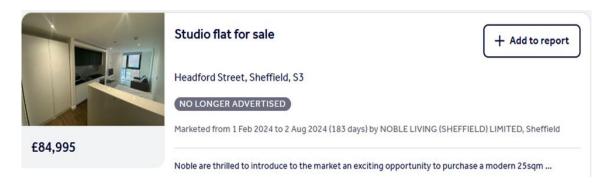
8.09%

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.

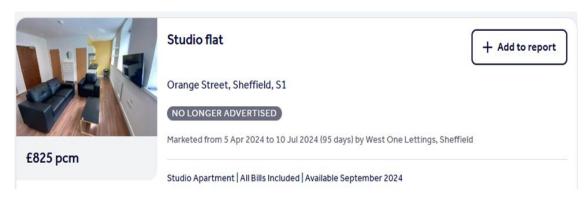


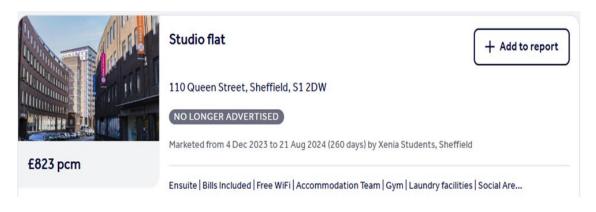


Rent Comparables Report



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**.





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: **Moved in** within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Allen Street, Sheffield S3 7AW



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.