

LET PROPERTY PACK

INVESTMENT INFORMATION

Maple Road, Mexborough,
S64 9SE

211848949

 www.letproperty.co.uk





Property Description

Our latest listing is in Maple Road, Mexborough, S64 9SE

Get instant cash flow of **£650** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£805** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

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...



Maple Road,
Mexborough, S64 9SE

211848949



Property Key Features

2 Bedrooms

1 Bathroom

Well-Maintained Property

Expansive Rooms

Parking Available

Loft storage room with a Velux window, power and lighting

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £805

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,600

Legal Fees £1,000.00

Total Investment £40,600.00

Projected Investment Return



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

£ 805



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	£650	£805
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£80.50
Total Monthly Costs	£492.50	£508.00
Monthly Net Income	£157.50	£297.00
Annual Net Income	£1,890.00	£3,564.00
Net Return	4.66%	8.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,954.00**
Adjusted To

Net Return **4.81%**

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

Annual Net Income **£1,584.00**
Adjusted To

Net Return **3.90%**

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 £140,000.



£140,000

2 bedroom semi-detached house for sale

+ Add to report

Adwick Road, Mexborough

NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 24 Sep 2024 (43 days) by Merryweathers, Mexborough

Two Bedroom plus Attic Room | Modern Standards Throughout | Driveway | Popular Location | Viewing...



£135,000

2 bedroom semi-detached house for sale

+ Add to report

Wildene Drive, Mexborough

NO LONGER ADVERTISED

Marketed from 8 Dec 2023 to 8 Jan 2024 (30 days) by Bsmart Homes, Swinton

Bsmart homes can sort your mortgage | Guide price £135,000-£140,000 | 2 Bed semi detached property...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

Hazelwood Drive, Swinton, S64 8UA

NO LONGER ADVERTISED **LET AGREED**

Marketed from 27 Sep 2024 to 9 Dec 2024 (73 days) by Blundells, Rotherham

Two Bed Semi Detached | Driveway For Two Cars | Modern Kitchen | Spacious Lounge/Diner | Two Bedr...

+ Add to report

£900 pcm



2 bedroom semi-detached house

Stonechat Mead, Wath-upon-Deerne, ROTHERHAM

NO LONGER ADVERTISED

Marketed from 8 Jul 2024 to 9 Jul 2024 by William H. Brown Lettings, Mexborough

Two Double Bedrooms | Fitted Wardrobes | En-suite to Master | Kitchen/Diner | Off Street Parking...

+ Add to report

£850 pcm

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.



www.letproperty.co.uk

Maple Road, Mexborough, S64 9SE

211848949

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