

LET PROPERTY PACK

INVESTMENT INFORMATION

Flowitt Street,
Mexborough, S64 9NN

216088359

 www.letproperty.co.uk





Property Description

Our latest listing is in Flowitt Street, Mexborough, S64 9NN

Get instant cash flow of **£600** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£637** which would provide the investor a Gross Yield of **9.8%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Well-Maintained Property

Triple-Fixture Bathroom

Rear Garden

Basement

Street Parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £637

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £78,000.00 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 78,000.00

25% Deposit	£19,500.00
SDLT Charge	£3,900
Legal Fees	£1,000.00
Total Investment	£24,400.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 637



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	£600	£637
Mortgage Payments on £58,500.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£63.70
Total Monthly Costs	£318.75	£322.45
Monthly Net Income	£281.25	£314.55
Annual Net Income	£3,375.00	£3,774.60
Net Return	13.83%	15.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,500.60**
Adjusted To

Net Return **10.25%**

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



Annual Net Income **£2,604.60**
Adjusted To

Net Return **10.67%**

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 £83,000.

 <p>£83,000</p>	<p>2 bedroom terraced house for sale</p> <p>Albert Road, Mexborough</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 1 Apr 2025 by Merryweathers, Mexborough</p> <p>Newly Refurbished Modern Dining Kitchen Popular Location Viewing Advised</p> <p>+ Add to report</p>
 <p>£80,000</p>	<p>2 bedroom terraced house for sale</p> <p>Spencer Street, Mexborough</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 4 Mar 2024 to 1 Jul 2024 (118 days) by William H. Brown, Mexborough</p> <p>Two bedroom mid terrace Excellently placed for Mexborough High st, schools, shops & Mex train /...</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £670 based on the analysis carried out by our letting team at **Let Property Management**.



£670 pcm

2 bedroom end of terrace house

West Road, Mexborough, S64

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 May 2024 to 3 Jul 2024 (50 days) by Northwood, Doncaster

+ Add to report

Two Bedroom Available Now | Completed to a High Standard | Modern Throughout | On Street Parking ...



£650 pcm

2 bedroom end of terrace house

Carlyle Street, Mexborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Nov 2023 to 29 Jan 2024 (68 days) by Merryweathers, Mexborough

+ Add to report

NEWLY DECORATED | CLOSE TO MAIN SHOPPING AREA | UNFURNISHED PROPERTY

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.



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