

LET PROPERTY PACK

INVESTMENT INFORMATION

Charles Street, Goldthorpe, Rotherham, S63 9LX

215574922











Property Description

Our latest listing is in Charles Street, Goldthorpe, Rotherham, S63 9LX

Get instant cash flow of £390 per calendar month with a 5.8% Gross Yield for investors.

This property has a potential to rent for £695 which would provide the investor a Gross Yield of 10.4% if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...







Charles Street, Goldthorpe, Rotherham, S63 9LX



2 bedrooms

1 bathroom

Well Maintained Property

Spacious Rooms

Factor Fees: tbc

Ground Rent: tbc

Lease Length: tbc

Current Rent: £390

Market Rent: £695

215574922

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









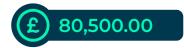
Initial Outlay





Figures based on assumed purchase price of £80,500.00 and borrowing of £60,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£20,125.00**

SDLT Charge £4,025

Legal Fees £1,000.00

Total Investment £25,150.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £390 per calendar month but the potential market rent is

Returns Based on Rental Income	£390	£695
Mortgage Payments on £60,375.00 @ 5%	£251.56	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£39.00	£69.50
Total Monthly Costs	£305.56	£336.06
Monthly Net Income	£84.44	£358.94
Annual Net Income	£1,013.25	£4,307.25
Net Return	4.03%	17.13%

Return Stress Test Analysis Report





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

£2,917.25

Annual Net Income

Adjusted To

Net Return

11.60%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£3,099.75

Adjusted To

Net Return

12.33%

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 £100,000.



£100,000

£98,000

2 bedroom terraced house for sale

+ Add to report

Railway Terrace, Goldthorpe, Rotherham, S63

NO LONGER ADVERTISED

Marketed from 7 Nov 2018 to 12 Jan 2019 (66 days) by Reeds Rains, Rotherham



2 bedroom terraced house for sale

Add to report

Barnsley Road, Goldthorpe, Rotherham

NO LONGER ADVERTISED

Marketed from 29 Nov 2024 to 10 Apr 2025 (131 days) by Merryweathers, Mexborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

+ Add to report

Kelly Street, Rotherham

NO LONGER ADVERTISED

Marketed from 11 Jan 2025 to 17 Jan 2025 (5 days) by Haybrook Lettings, Sheffield



£695 pcm

£675 pcm

2 bedroom terraced house

+ Add to report

Kelly Street, Goldthorpe, ROTHERHAM

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Nov 2023 to 11 Jan 2024 (43 days) by William H. Brown Lettings, Mexborough

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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**



Charles Street, Goldthorpe, Rotherham, S63 9LX

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.

