

LET PROPERTY PACK

INVESTMENT INFORMATION

Charles Street, Goldthorpe,
Rotherham, S63 9LX

215574922

 www.letproperty.co.uk





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

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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Spacious Rooms

Factor Fees: tbc

Ground Rent: tbc

Lease Length: tbc

Current Rent: £390

Market Rent: £695

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 80,500.00

25% Deposit	£20,125.00
SDLT Charge	£4,025
Legal Fees	£1,000.00
Total Investment	£25,150.00

Projected Investment Return



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

£ 695



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	£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

Annual Net Income **£2,917.25**
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

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

View on map



£98,000

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

View on map

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**.



£695 pcm

2 bedroom terraced house

Kelly Street, Rotherham

NO LONGER ADVERTISED

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

+ Add to report



£675 pcm

2 bedroom terraced house

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

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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