

LET PROPERTY PACK

INVESTMENT INFORMATION

Samuel Court, Barnsley,
S72

216255119

 www.letproperty.co.uk





Property Description

Our latest listing is in Samuel Court, Barnsley, S72

Get instant cash flow of **£550** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£660** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Samuel Court, Barnsley,
S72

216255119



Property Key Features

2 bedroom

1 bathroom

Well Maintained Property

Parking Space Available

Factor Fees: £131 pm

Ground Rent: TBC

Lease Length: 106 years

Current Rent: £550

Market Rent: £660

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £84,000.00 and borrowing of £63,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 84,000.00

25% Deposit	£21,000.00
SDLT Charge	£4,200
Legal Fees	£1,000.00
Total Investment	£26,200.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 660

Returns Based on Rental Income	£550	£660
Mortgage Payments on £63,000.00 @ 5%	£262.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£131.00	
Ground Rent	TBC	
Letting Fees	£55.00	£66.00
Total Monthly Costs	£463.50	£474.50
Monthly Net Income	£86.50	£185.50
Annual Net Income	£1,038.00	£2,226.00
Net Return	3.96%	8.50%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£906.00**
Adjusted To

Net Return **3.46%**

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

Annual Net Income **£966.00**
Adjusted To

Net Return **3.69%**

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 £80,000.



£80,000

2 bedroom apartment for sale

+ Add to repor

Manse Farm Mews, Cudworth, Barnsley

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Sep 2022 to 6 Mar 2023 (179 days) by Hunters, Barnsley



£75,000

2 bedroom apartment for sale

+ Add to

Manse Farm Mews, Cudworth

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Jul 2022 to 11 May 2023 (285 days) by Haybrook, Barnsley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom apartment

High Gate Way, Shafton, Barnsley, S72

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Oct 2024 to 21 Nov 2024 (29 days) by Whitegates, Barnsley

+ Add to report



£650 pcm

2 bedroom apartment

Samuel Court, Cudworth, Barnsley, S72 8FL

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 7 Apr 2025 (11 days) by TIR Lettings Ltd, Sheffield

+ 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: **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.



LETPROPERTY