

LET PROPERTY PACK

INVESTMENT INFORMATION

Morgan Road, Sheffield, S5 8QT

216218063











Property Description

Our latest listing is in Morgan Road, Sheffield, S5 8QT

Get instant cash flow of £550 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £794 which would provide the investor a Gross Yield of 7.5% 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...







Morgan Road, Sheffield, S5 8QT



Property Key Features

2 Bedrooms

1 Bathroom

Triple-Fixture Bathroom

Private gardens to the front and rear

Private parking via a driveway

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £794

216218063

Lounge







Kitchen





Bedrooms







Bathroom





Exterior





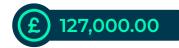
Initial Outlay





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£31,750.00**

SDLT Charge £6,390

Legal Fees £1,000.00

Total Investment £39,140.00

Projected Investment Return



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





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 | £550 | £794 |
|--------------------------------------|----------|-----------|
| Mortgage Payments on £95,250.00 @ 5% | £396.88 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | ТВС | |
| Ground Rent | Freehold | |
| Letting Fees | £55.00 | £79.40 |
| Total Monthly Costs | £466.88 | £491.28 |
| Monthly Net Income | £83.13 | £302.73 |
| Annual Net Income | £997.50 | £3,632.70 |
| Net Return | 2.55% | 9.28% |

Return Stress Test Analysis Report





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

Annual Net Income

£2,044.70

Adjusted To

Net Return

5.22%

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

Annual Net Income

£1,727.70

Adjusted To

Net Return

4.41%

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 £135,000.



2 bedroom semi-detached house for sale

+ Add to report

+ Add to report

Penrith Road, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Apr 2024 to 11 Nov 2024 (201 days) by William H. Brown, Bannercross

SEMI-DETACHED TWO BEDROOM HOUSE | MODERN LIVING ACCOMMODATION THROUGHOUT | RECENTLY LANDSCAPED R...



NO LONGER ADVERTISED SOLD STC

2 bedroom semi-detached house for sale

Marketed from 4 Sep 2023 to 16 Jan 2024 (134 days) by Hunters, Hillsborough

EXTENDED SEMI DETACHED OCCASIONAL ATTIC BEDROOM THREE TWO CAR DRIVEWAY GARAGE LARGE LOUNG...

Doe Royd Drive, Parson Cross, S5

£130,000

£135,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.





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



Current term of tenancy: **Moved in** within the last 2 years



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

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**



Morgan Road, Sheffield, S5 8QT



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.