

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Morgan Road, Sheffield, S5  
8QT

216218063

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## 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

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## 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**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







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

£ 127,000.00

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

£ 794



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	TBC	
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.



£135,000

## 2 bedroom semi-detached house for sale

+ 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...



£130,000

## 2 bedroom semi-detached house for sale

+ Add to report

Doe Royd Drive, Parson Cross, S5

NO LONGER ADVERTISED

SOLD STC

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...

# 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**.



£850 pcm

## 2 bedroom semi-detached house

Browning Road, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Dec 2024 to 19 Feb 2025 (70 days) by Hunters, Barnsley

+ Add to report

Nestled on Browning Road in the vibrant city of Sheffield, this charming two-bedroom semi-detache...



£825 pcm

## 2 bedroom semi-detached house

Palgrave Crescent, Sheffield, S5

NO LONGER ADVERTISED

Marketed from 1 Jul 2024 to 1 Jul 2024 by Letwise, Sheffield

+ Add to report

2 BED SEMI | NEW KITCHEN EXTENSION | NEW BATHROOM | FRESH DECORATIONS | ATTRACTIVE GARDENS

# 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**