

LET PROPERTY PACK

INVESTMENT INFORMATION

Finsbury Close, Sheffield, S25 3RZ

216331307











Property Description

Our latest listing is in Finsbury Close, Dinnington, Sheffield, S25 3RZ

Get instant cash flow of £950 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 5.7% if the rent was increased to market rate.

With a tenant 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...







Finsbury Close, Sheffield, S25 3RZ



3 Bedrooms

Three bathrooms, including an en-suite

Expansive Lounge

Allocated driveway

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

Market Rent: £950

216331307

Lounge







Kitchen







Bedrooms







Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£50,250.00**

SDLT Charge £11,570

Legal Fees £1,000.00

Total Investment £62,820.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month



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	£950	£950
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£95.00	£95.00
Total Monthly Costs	£738.13	£738.13
Monthly Net Income	£211.88	£211.88
Annual Net Income	£2,542.50	£2,542.50
Net Return	4.05%	4.05%

Return Stress Test Analysis Report





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

Annual Net Income

£642.50

Adjusted To

Net Return

1.02%

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

Annual Net Income

-£472.50

Adjusted To

Net Return

-0.75%

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 £215,000.





£210,000

3 bedroom semi-detached house for sale

+ Add to report

Barrow Way, Dinnington, Sheffield

NO LONGER ADVERTISED

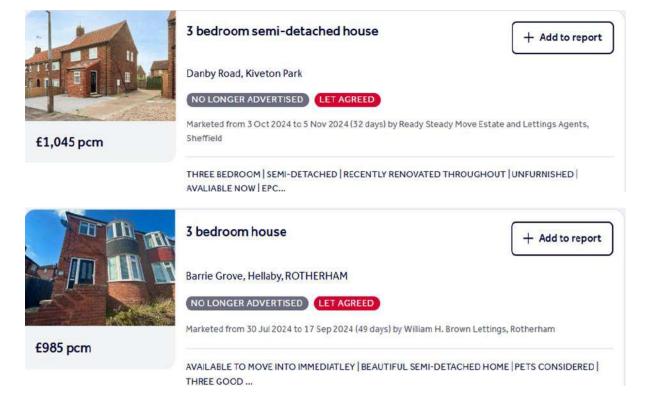
Marketed from 4 Sep 2024 to 2 Feb 2025 (150 days) by Beecroft Estates, Barnsley

THREE BEDROOMS | MASTER WITH EN-SUITE | DOWNSTAIRS WC | GARAGE | PARKING | REAR GARDEN | WELL PRE...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,045 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**



Finsbury Close, Sheffield, S25 3RZ



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.