

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rockingham Street,  
Sheffield, S1 4EY

217370106

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





## Property Description

Our latest listing is in Rockingham Street, Sheffield, S1 4EY

Get instant cash flow of **£900** per calendar month with a **7.8%** Gross Yield for investors.

**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...**



Rockingham Street,  
Sheffield, S1 4EY

217370106



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Convenient Local Transport  
Links**

**Private Underground Parking**

**Easy Access to Local Amenities**

**Factor Fees: £333 pm**

**Ground Rent: £12 pm**

**Lease Length: 100 years**

**Current Rent: £900**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

# Projected Investment Return



The monthly rent of this property is currently set at £900 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	£900
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£333.00
Ground Rent	£12.00
Letting Fees	£90.00
Total Monthly Costs	£881.25
Monthly Net Income	£18.75
Annual Net Income	£225.00
Net Return	0.53%

# Return Stress Test Analysis Report



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

Annual Net Income Adjusted To **-£1,575.00**

Net Return **-3.69%**

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

Annual Net Income Adjusted To **-£1,701.00**

Net Return **-3.99%**



# 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 £145,000.



£145,000

## 2 bedroom apartment for sale

+ Add to report

13 Coode House City Centre Sheffield S3 8NR

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Oct 2022 to 2 Jan 2024 (446 days) by Bloor & Co Estate Agents, Sheffield

2 DOUBLE BEDROOM and 2 BATHROOM Apartment | Large balcony | No upward chain | Parking at adjacent...



£140,000

## 2 bedroom apartment for sale

+ Add to report

West Bar, Sheffield

NO LONGER ADVERTISED

Marketed from 8 Nov 2023 to 11 Sep 2024 (308 days) by Haybrook, Hillsborough

Chain Free | Central Location | Secure Entrance | Lift | Integrated Appliances | Ensuite

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 2 bedroom flat

+ Add to report

Smithfield Apartments, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 1 Sep 2024 to 17 Oct 2024 (45 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1798833



£950 pcm

## 2 bedroom apartment

+ Add to report

Smithfields, Rockingham Street, S1 4EY

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2024 to 20 Aug 2024 (27 days) by Blundells, Sheffield Central

Parking Space £100pcm (must be included) | Second floor on Rockingham Street | Suitable for a cou...

# 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.





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

Rockingham Street, Sheffield, S1 4EY

217370106

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**