

LET PROPERTY PACK

INVESTMENT INFORMATION

Beldon Place, Sheffield S2

217303435











Property Description

Our latest listing is in Beldon Place, Sheffield S2

Get instant cash flow of £588 per calendar month with a 5.6% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 8.1% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...







Beldon Place, Sheffield S2



3 Bedrooms

1 Bathroom

Good Condition

Front and Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £588

Market Rent: £850

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









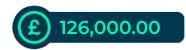
Initial Outlay





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£31,500.00**

SDLT Charge £6,320

Legal Fees £1,000.00

Total Investment £38,820.00

Projected Investment Return





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.

The monthly rent of this property is currently set at £588 per calendar month but the potential market rent is



Returns Based on Rental Income	£588	£850
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£58.80	£85.00
Total Monthly Costs	£467.55	£493.75
Monthly Net Income	£120.45	£356.25
Annual Net Income	£1,445.40	£4,275.00
Net Return	3.72 %	11.01%

Return Stress Test Analysis Report





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

£2,575.00

Annual Net Income

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Adjusted To

Net Return

6.63%

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

Annual Net Income

£2,385.00

Adjusted To

Net Return

6.14%

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 £120,000.



3 bedroom end of terrace house for sale

Beldon Place, Sheffield, S2

CURRENTLY ADVERTISED SOLD STC

Marketed from 6 Jan 2025 by Belvoir, Sheffield

£120,000

2 bedroom terraced house for sale

Beldon Court, Sheffield, S2

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Oct 2022 to 16 Feb 2023 (132 days) by Strike, Yorkshire

£100,000

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom terraced house

+ Add to report

Beldon Place, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jun 2023 to 19 Jul 2023 (33 days) by Shefflets, Sheffield



£700 pcm

3 bedroom town house

+ Add to report

Beldon Close, Norfolk Park, Sheffield, S2

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2021 to 27 Mar 2021 (21 days) by Blundells, Crystal Peaks

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: 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**



Beldon Place, Sheffield S2



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.