

LET PROPERTY PACK

INVESTMENT INFORMATION

Moorgate Road,
Rotherham, S60

217528362

 www.letproperty.co.uk





Property Description

Our latest listing is in Moorgate Road, Rotherham, S60

Get instant cash flow of **£825** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

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



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Property Key Features

2 bedrooms

2 bathroom

Well Maintained Property

Spacious Lounge

Factor Fees: £66 PM

Ground Rent: £150 PM

Lease Length: 970 years

Current Rent: £825

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £166,750.00 and borrowing of £125,062.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 166,750.00

25% Deposit	£41,687.50
SDLT Charge	£9,173
Legal Fees	£1,000.00
Total Investment	£51,860.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 1,200



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	£825	£1,200
Mortgage Payments on £125,062.50 @ 5%	£521.09	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£66 PM	
Ground Rent	£150 PM	
Letting Fees	£82.50	£120.00
Total Monthly Costs	£618.59	£656.09
Monthly Net Income	£206.41	£543.91
Annual Net Income	£2,476.88	£6,526.88
Net Return	4.78%	12.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,126.88**
Adjusted To

Net Return **7.96%**

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

Annual Net Income **£4,025.63**
Adjusted To

Net Return **7.76%**

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 £170,000.



£170,000

2 bedroom flat for sale

Rotherstoke Close, Moorgate, Rotherham

NO LONGER ADVERTISED

Marketed from 5 Aug 2023 to 11 Dec 2023 (127 days) by William H. Brown, Rotherham

+ Add to report



£165,000

2 bedroom flat for sale

Apartment 5, Darley House, Fairleigh Drive, Moorgate

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 15 Apr 2025 (32 days) by Merryweathers, Rotherham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

Flat 303, Kangaroo Works, 166 Rockingham Street, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 31 Jan 2025 to 5 Feb 2025 (4 days) by ila, Kangaroo Works

+ Add to report



£1,300 pcm

2 bedroom flat

Flat 303, Kangaroo Works, 166 Rockingham Street, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 4 Apr 2025 to 7 Apr 2025 (2 days) by ila, Kangaroo Works

+ Add to report

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.



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