

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Street, Stocksbridge, Sheffield, S36 1FY

217599732











Property Description

Our latest listing is in Victoria Street, Stocksbridge, Sheffield, S36 1FY

Get instant cash flow of £650 per calendar month with a 5.78% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.89% 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...







Victoria Street, Stocksbridge, Sheffield, S36 1FY SO

Property Key Features

3 Bedrooms

1 Bathroom

Private Rear Garden

On street Parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £1,000

217599732

Lounge





Kitchen





Bedrooms





Bathroom





Exterior







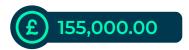
Initial Outlay





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£38,750.00**

SDLT Charge £8,350

Legal Fees £1,000.00

Total Investment £48,100.00

Projected Investment Return





The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is



Returns Based on Rental Income	£650	£1,000
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£65.00	£100.00
Total Monthly Costs	£564.38	£599.38
Monthly Net Income	£85.63	£400.63
Annual Net Income	£1,027.50	£4,807.50
Net Return	2.14%	9.99%

Our industry leading letting agency Let Property Management can provide advice on achieving full market rent.



Return Stress Test Analysis Report





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

£2,807.50

Annual Net Income

Adjusted To

Net Return

5.84%

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

Annual Net Income

£2,482.50

Adjusted To

Net Return

5.16%

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 £165,000.



+ Add to report

Fir Tree, Thurgoland, S35

NO LONGER ADVERTISED

Marketed from 11 Jan 2024 to 5 Jun 2024 (146 days) by Simon Blyth, Penistone

SOLD STC

READY TO MOVE INTO ACCOMMODATION | GENEROUS BEDROOMS | OPEN PLAN LIVING SPACE | NO UPPER VENDOR C ...





£160,000

3 bedroom terraced house for sale

+ Add to report

Alpine Close, Stocksbridge, Sheffield

NO LONGER ADVERTISED SOLD STC

Marketed from 18 Aug 2023 to 14 Aug 2024 (361 days) by Saxton Mee, Stocksbridge

VIEWING IS RECOMMENDED | WELL PRESENTED THROUGHOUT | SOUTH FACING REAR GARDEN | ON THE CUSP OF OP ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 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: 10 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**



Victoria Street, Stocksbridge, Sheffield, S36 1FY

217599732

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.

