

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Street,
Stocksbridge, Sheffield,
S36 1FY

217599732

 www.letproperty.co.uk





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...



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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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 155,000.00

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

£1,000



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



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	TBC	
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%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,807.50**
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.



£165,000

3 bedroom terraced house for sale

+ Add to report

Fir Tree, Thurgoland, S35

NO LONGER ADVERTISED

SOLD STC

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

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**.



£1,100 pcm

3 bedroom terraced house

Cockshutts Lane, Oughtibridge, S35

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Nov 2024 to 27 Dec 2024 (55 days) by United Homes Limited, Oughtibridge

WELL LOVED FAMILY HOME | SOUGHT AFTER LOCATION | RECENTLY RENOVATED TO A HIGH STANDARD | MODERN F...

+ Add to report



£1,050 pcm

3 bedroom terraced house

Lidgett View, Pilley, Barnsley

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Sep 2024 to 15 Oct 2024 (18 days) by Hunters, Chapeltown

3 BED SEMI DETACHED | LOCATED ON A POPULAR RECENTLY BUILT ESTATE | OPEN PLAN LIVING | STYLISH DEC...

+ 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**



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.



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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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