

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Marys Road, Sheffield,
S2

217182142

 www.letproperty.co.uk





Property Description

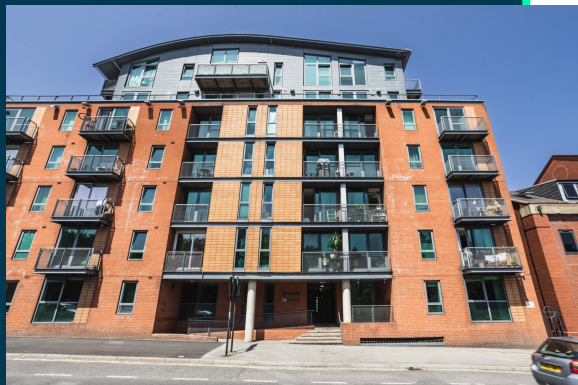
Our latest listing is in St. Marys Road, Sheffield, S2

Get instant cash flow of **£800** per calendar month with a **9.8%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.4%** 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...



St. Marys Road, Sheffield,
S2

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Property Key Features

1 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £100.00 PM

Ground Rent: TBC

Lease Length: 982 years

Current Rent: £800

Market Rent: £850

Lounge



Kitchen



Bedrooms

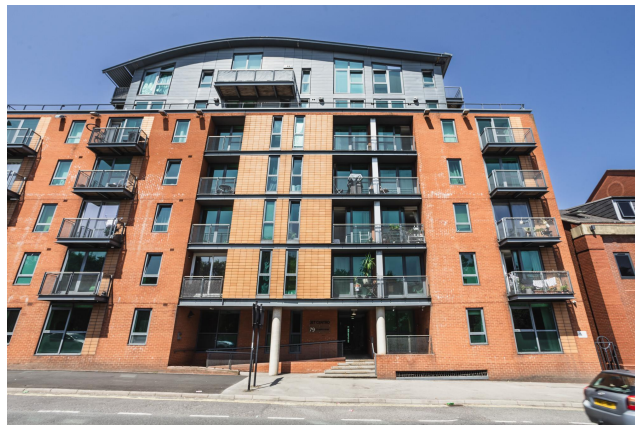


Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

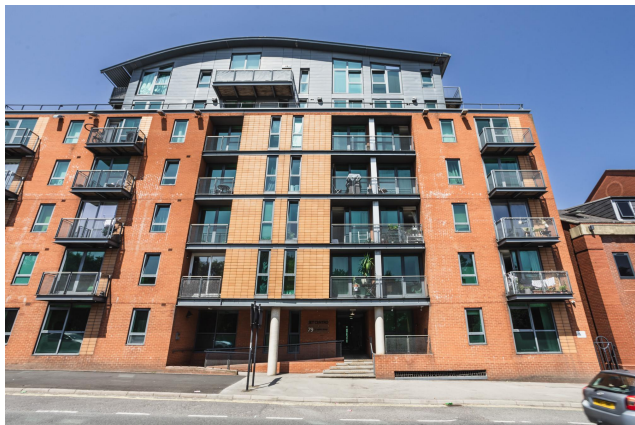
25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 850

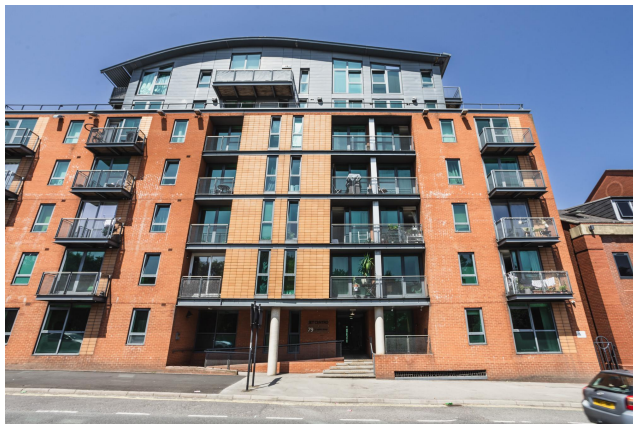


Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£800	£850
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	TBC	
Letting Fees	£80.00	£85.00
Total Monthly Costs	£501.25	£506.25
Monthly Net Income	£298.75	£343.75
Annual Net Income	£3,585.00	£4,125.00
Net Return	11.79%	13.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,425.00**
Adjusted To

Net Return **7.98%**

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

Annual Net Income **£2,655.00**
Adjusted To

Net Return **8.73%**

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 £95,000.



£95,000

1 bedroom apartment for sale

+ Add to report

St. Marys Road, Sheffield S2 4AU - Allocated Parking

NO LONGER ADVERTISED

Marketed from 20 Mar 2023 to 2 Aug 2023 (134 days) by MorfittSmith, Sheffield



£93,000

1 bedroom apartment for sale

+ Add to report

St. Marys Road, Sheffield S2 4AU - 10% YIELD

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Dec 2023 to 23 Sep 2024 (293 days) by MorfittSmith, Sheffield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

1 bedroom apartment

Jet Centro, St. Marys Road, Sheffield

CURRENTLY ADVERTISED

LET AGREED

Marketed from 23 Apr 2025 by The Lettings Boutique, Sheffield

+ Add to report



£850 pcm

1 bedroom apartment

Jet Centro, 79 St Marys Road, S2 4AU

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Mar 2025 to 19 May 2025 (52 days) by Blundells, Sheffield Central

+ 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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