

LET PROPERTY PACK

INVESTMENT INFORMATION

Green Lane, Sheffield, S3
8SJ

218506197

 www.letproperty.co.uk





Property Description

Our latest listing is in Green Lane, Sheffield, S3 8SJ

Get instant cash flow of **£775** per calendar month with a **6.89%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.64%** 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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8SJ

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Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

On-Street Parking

Factor Fees: £135 pm

Ground Rent: £8 pm

Lease Length: 500 years

Current Rent: £775

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 £775 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	£775	£1,000
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£135.00	
Ground Rent	£8.00	
Letting Fees	£77.50	£100.00
Total Monthly Costs	£719.88	£742.38
Monthly Net Income	£55.13	£257.63
Annual Net Income	£661.50	£3,091.50
Net Return	1.38%	6.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,091.50**
Adjusted To

Net Return **2.27%**

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

Annual Net Income **£862.50**
Adjusted To

Net Return **1.79%**

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 £169,000.



£169,000

2 bedroom apartment for sale

+ Add to report

Solly Street, Sheffield, S1

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Hopwood Estate Agents, Lowton

No Chain | Spacious Bedroom | Balcony | Ideal Buy to Let Investment or Self Live | 10th Floor | R...



£165,000

2 bedroom flat for sale

+ Add to report

Cavendish Street, Sheffield, South Yorkshire, S3

NO LONGER ADVERTISED

SOLD STC

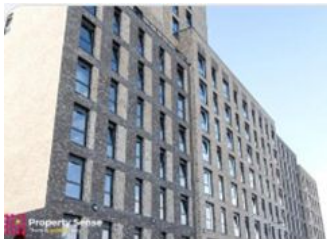
Marketed from 19 Feb 2024 to 11 Oct 2024 (234 days) by Blundells, Woodseats

* Two bedroom apartment | * NO CHAIN | * Allocatd parking | * Sought after location | * Excellent...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,155 based on the analysis carried out by our letting team at **Let Property Management**.



£1,155 pcm

2 bedroom apartment

The Ironworks, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 12 Apr 2025 to 14 Apr 2025 (2 days) by Property Sense, Covering Nationwide

Residents Gym | High Speed Broadband | Communal Lounge, Co-working spaces and Movie Room | Stylish...

+ Add to report



£1,150 pcm

2 bedroom apartment

Kelham Island - Cornish Place, Cornish Street, Sheffield, S6 3AF

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2024 to 28 Aug 2024 (42 days) by Shefflets, Sheffield

Off-street parking | Unfurnished | Period Features | River Views | Great location | Kelham Island...

+ 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: **5 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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