

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bramall Lane, Sheffield, S2  
4RQ

219254303

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bramall Lane, Sheffield, S2 4RQ

Get instant cash flow of **£750** per calendar month with a **12.86%** Gross Yield for investors.

**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...



Bramall Lane, Sheffield,  
S2 4RQ

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Good Condition**

**Communal Rear Garden**

**Factor Fees: £200 pm**

**Ground Rent: £129 pm**

**Lease Length: TBC**

**Current Rent: £750**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month



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



Returns Based on Rental Income	£750
Mortgage Payments on £60,750.00 @ 5%	£253.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£200.00
Ground Rent	£129.00
Letting Fees	£75.00
Total Monthly Costs	£672.13
Monthly Net Income	£77.88
Annual Net Income	£934.50
Net Return	3.69%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£565.50**  
Adjusted To

Net Return                      **-2.24%**

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

Annual Net Income      **£1,267.50**  
Adjusted To

Net Return                      **5.01%**



# 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 £99,000.



£99,000

## 1 bedroom apartment for sale

+ Add to report

Furnival Street, City Centre, Sheffield

CURRENTLY ADVERTISED

Marketed from 8 Nov 2023 by William H. Brown, Bannercross

INVESTMENT OPPORTUNITY | 1 BEDROOM | SPACIOUS | HEART OF SHEFFIELD | CLOSE TO LOCAL AMENITIES | T...



£98,000

## 1 bedroom flat for sale

+ Add to report

Coode House, Millsands, Kelham Island, Sheffield, S3

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Dec 2023 to 16 Dec 2024 (380 days) by Key2go Estate & Letting Agents Ltd, Sheffield

CHAIN FREE!! | ONE DOUBLE BEDROOM | 7th FLOOR APARTMENT | BALCONY | LOCATED IN SHEFFIELDS WEST BA...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 1 bedroom apartment

Iron Yard, Young Street

NO LONGER ADVERTISED

Marketed from 17 Oct 2024 to 4 Nov 2024 (18 days) by Centrick, Birmingham

Nil Deposit Available | Available December | Wi-Fi Included | Parking Additional | Private Reside...

+ Add to report



£959 pcm

## 1 bedroom apartment

Sylvester Street, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 12 Apr 2025 to 15 Apr 2025 (3 days) by Property Sense, Covering Nationwide

City centre location - ideal for working professionals | Co-working Space Included | Superfast br...

+ 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.



**LETPROPERTY**