

LET PROPERTY PACK

INVESTMENT INFORMATION

Middlewood Road,
Sheffield, S6

219325206

 www.letproperty.co.uk





Property Description

Our latest listing is in Middlewood Road, Sheffield, S6

Get instant cash flow of **£650** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£955** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Middlewood Road,
Sheffield, S6

219325206



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.33 pm

Ground Rent: £0.50 pm

Lease Length: 726 years

Current Rent: £650

Market Rent: £955

Lounge



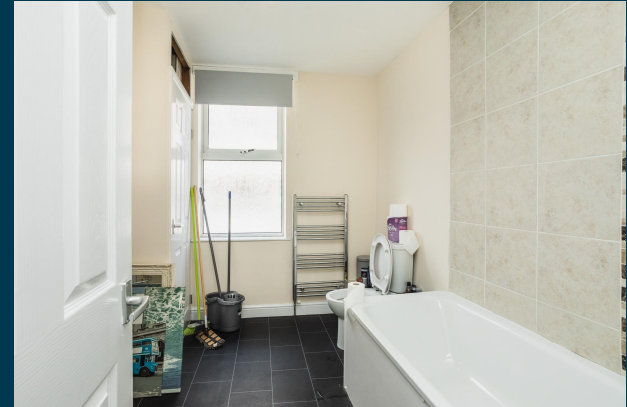
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£56,100.00

Projected Investment Return



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

£ 955

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



Returns Based on Rental Income	£650	£955
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.33	
Ground Rent	£0.50	
Letting Fees	£65.00	£95.50
Total Monthly Costs	£643.33	£673.83
Monthly Net Income	£6.67	£281.17
Annual Net Income	£80.04	£3,374.04
Net Return	0.14%	6.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,464.04**
Adjusted To

Net Return **2.61%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£680.04**
Adjusted To

Net Return **1.21%**

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 £220,000.



£220,000

2 bedroom semi-detached house for sale

+ Add to report

Leader Road, Sheffield, S6 4GH - Attic Ripe For Conversion STPC

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Nov 2022 to 20 Mar 2023 (131 days) by MorfittSmith, Sheffield



£140,000

2 bedroom town house for sale

+ Add to report

Middlewood Road, Hillsborough, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Sep 2024 to 13 Feb 2025 (146 days) by Saxton Mee, Hillsborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom flat

+ Add to report

Wynyard Road, Sheffield, S6

NO LONGER ADVERTISED

Marketed from 18 Aug 2024 to 20 Aug 2024 (1 days) by OpenRent, London



£850 pcm

2 bedroom terraced house

+ Add to report

Dykes Hall Road, Hillsborough, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Aug 2023 to 17 Oct 2023 (47 days) by Spencer The Estate Agent, Sheffield

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: **8 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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