

LET PROPERTY PACK

INVESTMENT INFORMATION

The Fitzgerald, 1 West Bar,
Sheffield, S3

221133324

 www.letproperty.co.uk





Property Description

Our latest listing is in The Fitzgerald, 1 West Bar, Sheffield, S3 8PQ

Get instant cash flow of **£675** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£732** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



The Fitzgerald, 1 West Bar,
Sheffield, S3 8PQ

221133324



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Good condition

Factor Fees: TBC

Ground Rent: £14.00

Lease Length: 125 years

Current Rent: £675

Market Rent: £732

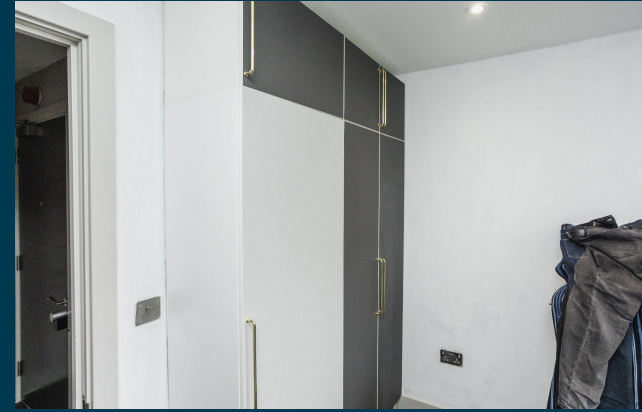
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit £34,500.00

SDLT Charge £7,160

Legal Fees £1,000.00

Total Investment £42,660.00

Projected Investment Return



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

The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 732

Returns Based on Rental Income	£675	£732
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£14.00	
Letting Fees	£67.50	£73.20
Total Monthly Costs	£527.75	£533.45
Monthly Net Income	£147.25	£198.55
Annual Net Income	£1,767.00	£2,382.60
Net Return	4.14%	5.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£918.60**
Adjusted To

Net Return **2.15%**

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

Annual Net Income **£480.60**
Adjusted To

Net Return **1.13%**

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 £140,000.



£127,000

1 bedroom flat for sale

The Fitzgerald West Bar, Sheffield, S3

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2020 to 31 Mar 2021 (161 days) by Reeds Rains, Sheffield City Living

+ Add to report



£115,000

1 bedroom apartment for sale

The Fitzgerald, 1 West Bar, Sheffield

CURRENTLY ADVERTISED

UNDER OFFER

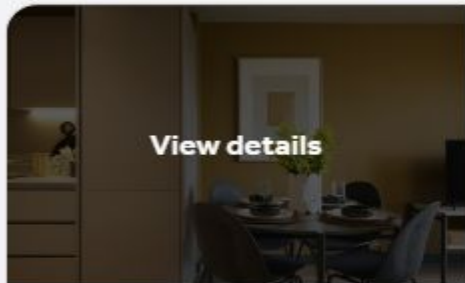
Marketed from 13 Aug 2025 by Source Investments, London

— Remove

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

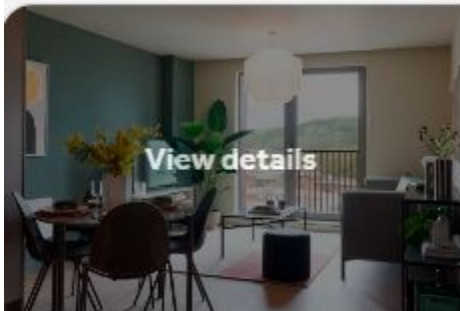
1 bedroom apartment

Soho Yard, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 11 Jun 2025 to 18 Jun 2025 (6 days) by Urban Bubble, Soho Yard

+ Add to report



£1,245 pcm

1 bedroom apartment

Soho Yard, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 13 Jun 2025 to 21 Jun 2025 (8 days) by Urban Bubble, Soho Yard

+ 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: **3 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.



The Fitzgerald, 1 West Bar, Sheffield, S3
8PQ

221133324

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