

LET PROPERTY PACK

INVESTMENT INFORMATION

Highwoods Road, Mexborough,
S64

219490464

 www.letproperty.co.uk





Property Description

Our latest listing is in Highwoods Road, Mexborough, S64

Get instant cash flow of **£665** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£799** which would provide the investor a Gross Yield of **7.5%** 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...



Highwoods Road,
Mexborough, S64

219490464



Property Key Features

3 Bedroom

1 Bathroom

Open-Plan Lounge and Dining

Modern Fitted Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £665

Market Rent: £799

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

Projected Investment Return



The monthly rent of this property is currently set at £665 per calendar month but the potential market rent is

£ 799

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



Returns Based on Rental Income	£665	£799
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£66.50	£79.90
Total Monthly Costs	£478.38	£491.78
Monthly Net Income	£186.63	£307.23
Annual Net Income	£2,239.50	£3,686.70
Net Return	5.72%	9.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,088.70**
Adjusted To

Net Return **5.34%**

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

Annual Net Income **£1,781.70**
Adjusted To

Net Return **4.55%**

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 £150,000.



3 bedroom semi-detached house for sale

[+ Add to report](#)

Highwoods Road, Mexborough

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Aug 2022 to 10 Nov 2022 (97 days) by Merryweathers, Mexborough



3 bedroom semi-detached house for sale

[+ Add to report](#)

Highwoods Road, Mexborough, S64

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Sep 2023 to 24 Apr 2024 (208 days) by Purplebricks, covering Sheffield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom semi-detached house



Lower Dolcliffe Road, Mexborough, South Yorkshire, S64

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Apr 2025 to 30 May 2025 (36 days) by Linley & Simpson, Sheffield



£800 pcm

3 bedroom semi-detached house



Laburnum Road, Mexborough, S64

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 14 Mar 2025 (8 days) by OpenRent, London

Current Tenant Profile



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: **14 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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