

LET PROPERTY PACK

INVESTMENT INFORMATION

Terrace Road, Rotherham,
S62

221684039

 www.letproperty.co.uk





Property Description

Our latest listing is in Terrace Road, Rotherham, S62

Get instant cash flow of **£510** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£577** which would provide the investor a Gross Yield of **12.0%** 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...



Terrace Road, Rotherham,
S62

221684039



Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £45 pm

Ground Rent: £8.30 pm

Lease Length: 106 years

Current Rent: £510

Market Rent: £577

Lounge



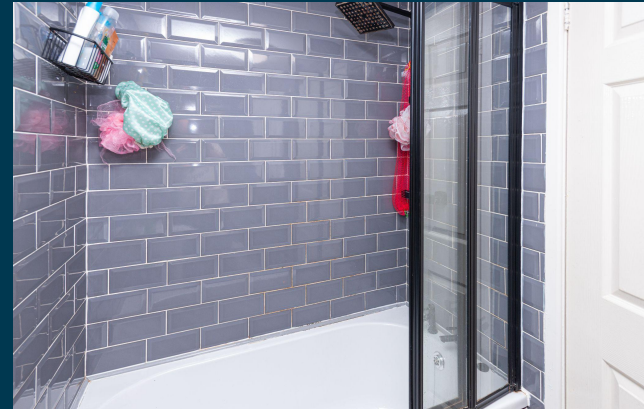
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

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 £510 per calendar month but the potential market rent is

£ 577

Returns Based on Rental Income	£510	£577
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£45.00	
Ground Rent	£8.30	
Letting Fees	£51.00	£57.70
Total Monthly Costs	£478.68	£485.38
Monthly Net Income	£31.33	£91.63
Annual Net Income	£375.90	£1,099.50
Net Return	1.06%	3.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£54.50**
Adjusted To

Net Return **-0.15%**

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

Annual Net Income **-£525.90**
Adjusted To

Net Return **-1.48%**

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 £110,000.



£110,000

1 bedroom apartment for sale

15-21 Doncaster Gate, Rotherham

NO LONGER ADVERTISED

Marketed from 26 Oct 2023 to 2 Dec 2024 (402 days) by Haybrook, covering Rotherham

+ Add to report



£97,900

1 bedroom apartment for sale

Percy Road, Rotherham

NO LONGER ADVERTISED

Marketed from 17 May 2022 to 20 May 2022 (3 days) by CityRise, Leeds

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

1 bedroom apartment

Rockcliffe Road, Rotherham

CURRENTLY ADVERTISED

LET AGREED

Marketed from 29 Jul 2025 by Haus Sales & Lettings, Leeds

+ Add to report



£698 pcm

1 bedroom flat

Valetta House, Netherfield Lane, Rotherham, South Yorkshire, S62 6AT

NO LONGER ADVERTISED

Marketed from 14 Apr 2025 to 23 Jun 2025 (69 days) by Sanctuary Housing, Sanctuary Housing

+ Add to report

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: **1 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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