

LET PROPERTY PACK

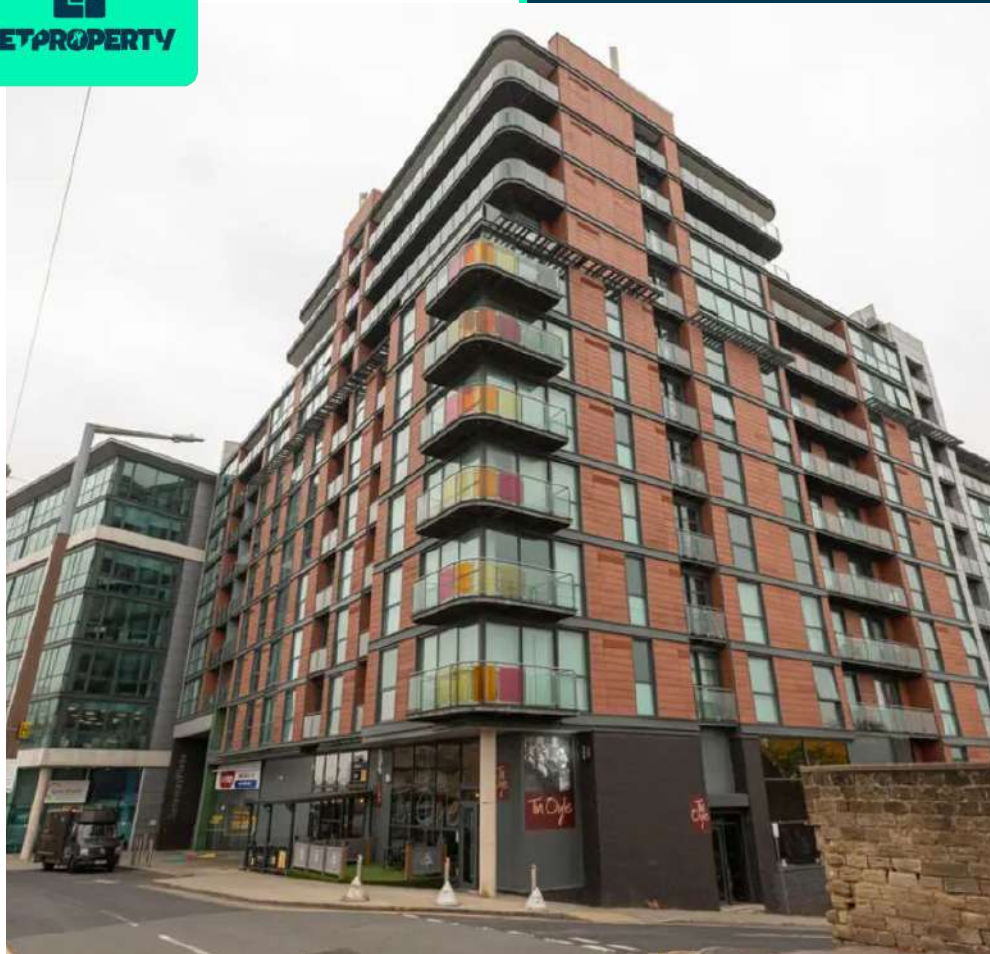
INVESTMENT INFORMATION

Gateway Plaza, Barnsley,
S70

221813350

 www.letproperty.co.uk





Property Description

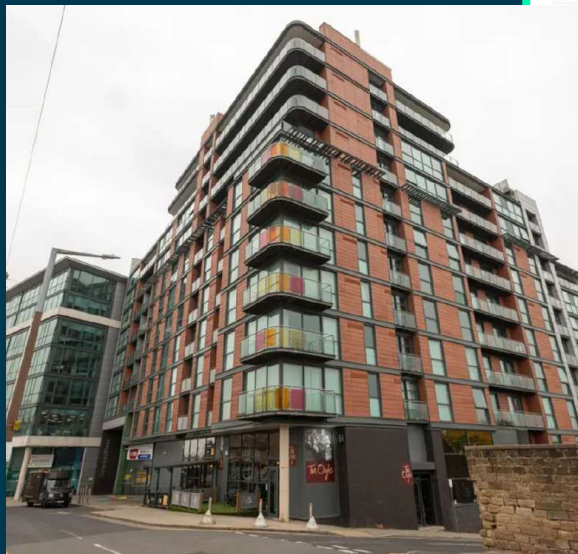
Our latest listing is in Gateway Plaza, Barnsley, S70

Get instant cash flow of **£700** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Gateway Plaza, Barnsley,
S70

221813350



Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £128.00 PM

Ground Rent: TBC

Lease Length: 131 years

Current Rent: £700

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 97,000.00 and borrowing of £72,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 97,000.00

25% Deposit	£24,250.00
SDLT Charge	£4,850
Legal Fees	£1,000.00
Total Investment	£30,100.00

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 £700 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£700	£750
Mortgage Payments on £72,750.00 @ 5%	£303.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£128.00	
Ground Rent	TBC	
Letting Fees	£70.00	£75.00
Total Monthly Costs	£516.13	£521.13
Monthly Net Income	£183.88	£228.88
Annual Net Income	£2,206.50	£2,746.50
Net Return	7.33%	9.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,246.50**
Adjusted To

Net Return **4.14%**

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

Annual Net Income **£1,291.50**
Adjusted To

Net Return **4.29%**

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 £100,000.



£100,000

1 bedroom apartment for sale

+ Add

Fitzwilliam Street, Barnsley

CURRENTLY ADVERTISED

Marketed from 23 Nov 2023 by Haybrook, Barnsley



£94,000

1 bedroom apartment for sale

+ Add to report

Sackville Street, Barnsley

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Mar 2024 to 14 Jul 2025 (474 days) by CityRise, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom flat

+ Add to report

Sackville Street, Barnsley, South Yorkshire, S70

NO LONGER ADVERTISED

Marketed from 19 Jul 2024 to 29 Jul 2024 (9 days) by Your Move, Barnsley



£745 pcm

1 bedroom apartment

+ Add to report

Gateway Plaza, Fitzwilliam Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Feb 2025 to 25 Mar 2025 (40 days) by Leaders Lettings, Sheffield

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: **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.



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Gateway Plaza, Barnsley, S70

221813350

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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