

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road,
Mexborough, S64 9BX

222291177

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road, Mexborough, S64 9BX

Get instant cash flow of **£650** per calendar month with a **8.21%** Gross Yield for investors.

This property has a potential to rent for **£681** which would provide the investor a Gross Yield of **8.6%** 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...



Victoria Road,
Mexborough, S64 9BX

222291177



Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

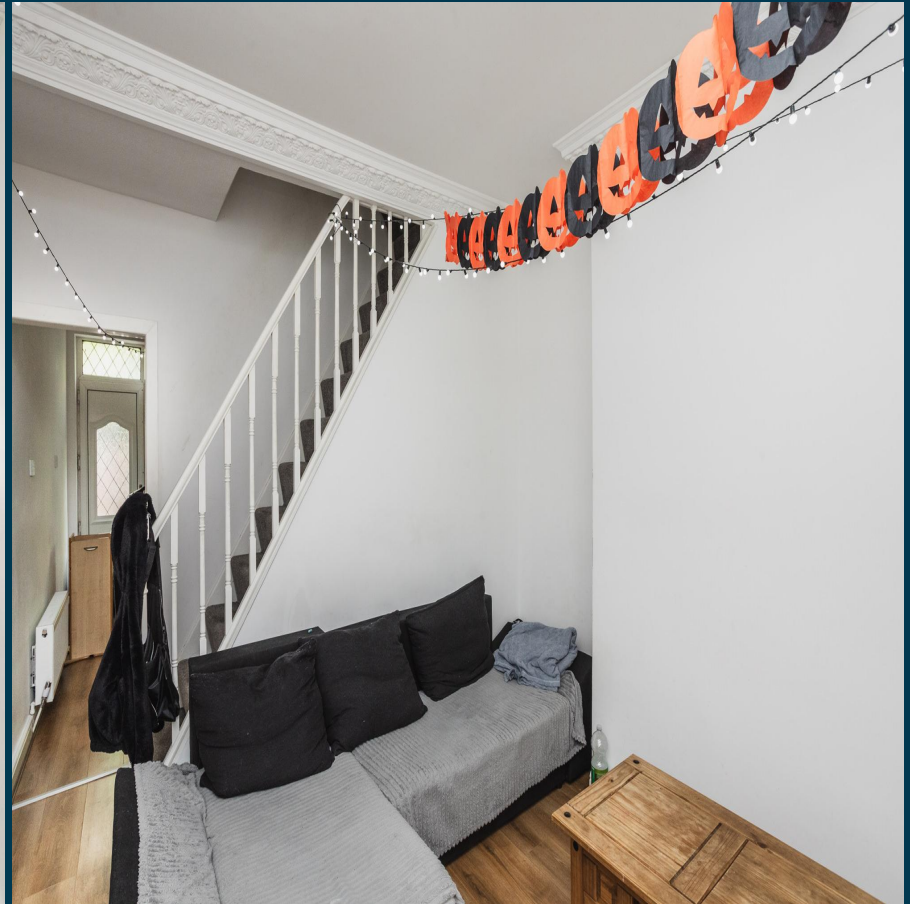
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £681

Lounge



Kitchen



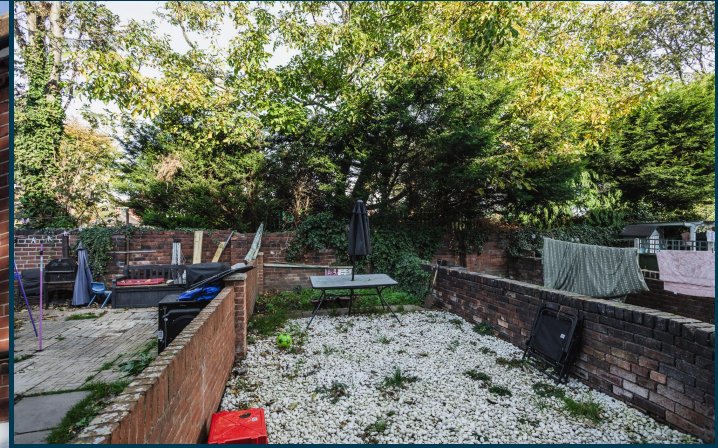
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



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

£ 681

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



Returns Based on Rental Income	£650	£681
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£68.10
Total Monthly Costs	£420.63	£423.73
Monthly Net Income	£229.38	£257.28
Annual Net Income	£2,752.50	£3,087.30
Net Return	8.17%	9.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,725.30**
Adjusted To

Net Return **5.12%**

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

Annual Net Income **£1,452.30**
Adjusted To

Net Return **4.31%**

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 £125,000.



£125,000

2 bedroom terraced house for sale

+ Add to report

Wildene Drive, Mexborough, S64

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Aug 2024 to 13 Feb 2025 (166 days) by Yopa, East Midlands & Yorkshire

Guide Price £125,000 - £130,000 | Two Bedrooms | Private Rear Garden | Off Street Parking



£120,000

2 bedroom terraced house for sale

+ Add to report

Sandymount Road, Wath-Up-on-Deerne, Rotherham

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2024 to 7 Feb 2025 (118 days) by Hunters, Rotherham North

TWO BEDROOM TERRACE | NEW FITTED KITCHEN | STYLISH AND MODERN THROUGHOUT | GENEROUS DIMENSIONS | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £715 based on the analysis carried out by our letting team at **Let Property Management**.



£715 pcm

2 bedroom terraced house

Pym Road, Mexborough, South Yorkshire, S64

NO LONGER ADVERTISED

Marketed from 21 May 2025 to 10 Jun 2025 (20 days) by Whitegates, Doncaster

TWO BEDROOMS | OFF STREET PARKING | GARDEN | SPACIOUS KITCHEN | CLOSE TO AMMENITIES

+ Add to report



£700 pcm

2 bedroom terraced house

Wood Street, Swinton

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Feb 2025 to 3 Mar 2025 (9 days) by Bsmart Homes, Swinton

2 bedroom mid terrace property | Modern bathroom and kitchen | Newly decorated | Enclosed garde...

+ 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: **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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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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