

LET PROPERTY PACK

INVESTMENT INFORMATION

Oliver Street, Mexborough,
S64 9NW

222291195

 www.letproperty.co.uk





Property Description

Our latest listing is in Oliver Street,
Mexborough, S64 9NW

Get instant cash flow of **£700** per calendar
month with a **9.88%** Gross Yield for investors.

With tenants 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...



Oliver Street,
Mexborough, S64 9NW

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Property Key Features

3 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month



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



Returns Based on Rental Income	£700
Mortgage Payments on £73,500.00 @ 5%	£306.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£391.25
Monthly Net Income	£308.75
Annual Net Income	£3,705.00
Net Return	12.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,305.00**
Adjusted To

Net Return **7.58%**

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

Annual Net Income **£2,235.00**
Adjusted To

Net Return **7.35%**

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

3 bedroom terraced house for sale

+ Add to report

Victoria Road, Mexborough

CURRENTLY ADVERTISED

Marketed from 21 Oct 2025 by William H. Brown, Mexborough

3 bedroom mid terrace. EPC E. Council Tax A | Popular location - excellently placed for local ame...



£100,000

3 bedroom terraced house for sale

+ Add to report

Wortley Avenue, Swinton

CURRENTLY ADVERTISED

Marketed from 14 Oct 2025 by CG Properties, Wath Upon Dearne

3 BEDROOM TERRACE | SOUGHT AFTER LOCATION | INVESTMENT OPPORTUNITY | LARGE ROOMS | PRICED TO SE...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom terraced house

Crown Street, Swinton

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Apr 2025 to 15 May 2025 (35 days) by Bsmart Homes, Swinton

+ Add to report

3 Bedroom property | Popular location | Close to local amenities and schools | Bay window | Moder...



£750 pcm

3 bedroom terraced house

Avenue Road, Wath-Upn-Deerne, S63 7AG

NO LONGER ADVERTISED

Marketed from 29 Apr 2025 to 13 May 2025 (13 days) by Sorbys, Barnsley

+ Add to report

This three bedroom, stone fronted mid terrace, provides well proportioned accommodation, benefiti...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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