

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

Apt 10, 58 Pinestone Street
Sheffield
S1 2HZ

PROPERTY DETAILS

Apt 10, 58 Pinestone Street,
Sheffield
S1 2HZ

OFFERS IN EXCESS OF
£155,000

Sell Your Tenanted Property are delighted to bring to market this 1- bedroom flat situated in the sought after area of Sheffield

Type Of Home

Flat

Tenure

Leasehold

Rent

£840/PCM

Returns

£10,080

Yield

6.6%

Bedrooms

1

Bathrooms

1

Reception

1

Area Sqft

798

PROPERTY IMAGES



PROPERTY IMAGES

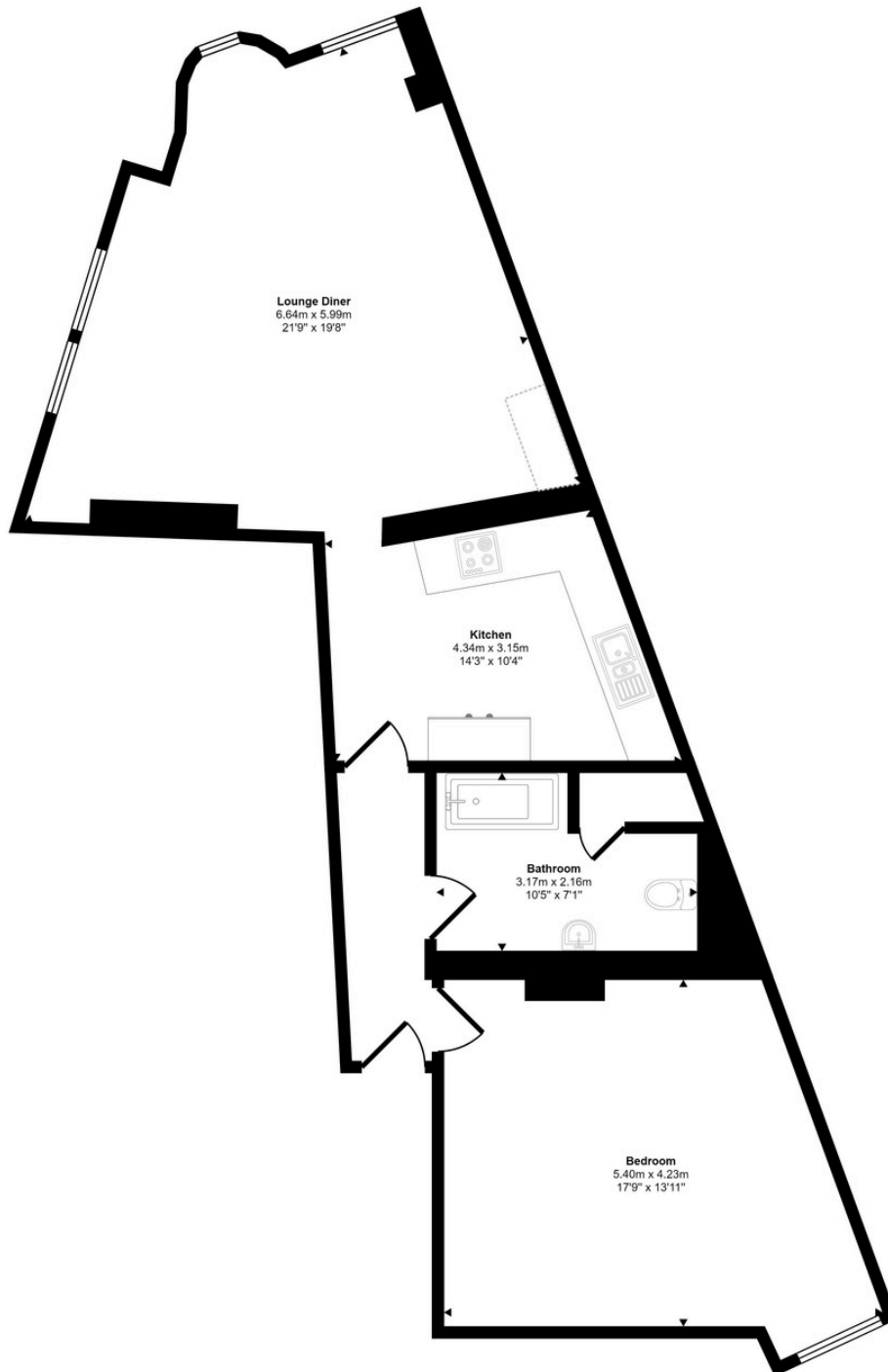


PROPERTY IMAGES




FLOOR PLAN

Approx Gross Internal Area
74 sq m / 798 sq ft



Floorplan

 Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

RETURN AT POTENTIAL RENT £840/PCM

Cash Purchase Investment/ Current Return = **6.2 % Yield**

Investment

House Purchase Price	£155,000
LBTT	£4,650
Legal Fees	£1000
Total Investment	£160,650

Income

Annual Income	£10,080
Less Mortgage	£0
Service Charge & Ground Rent	TBC
Net Annual Income	£10,080

BTL Mortgage Investment/ Current Return = **10 % Yield**

Investment

25% Of Purchase Price	£38,750
LBTT	£4,650
Legal Fees	£1000
Total Investment	£44,400

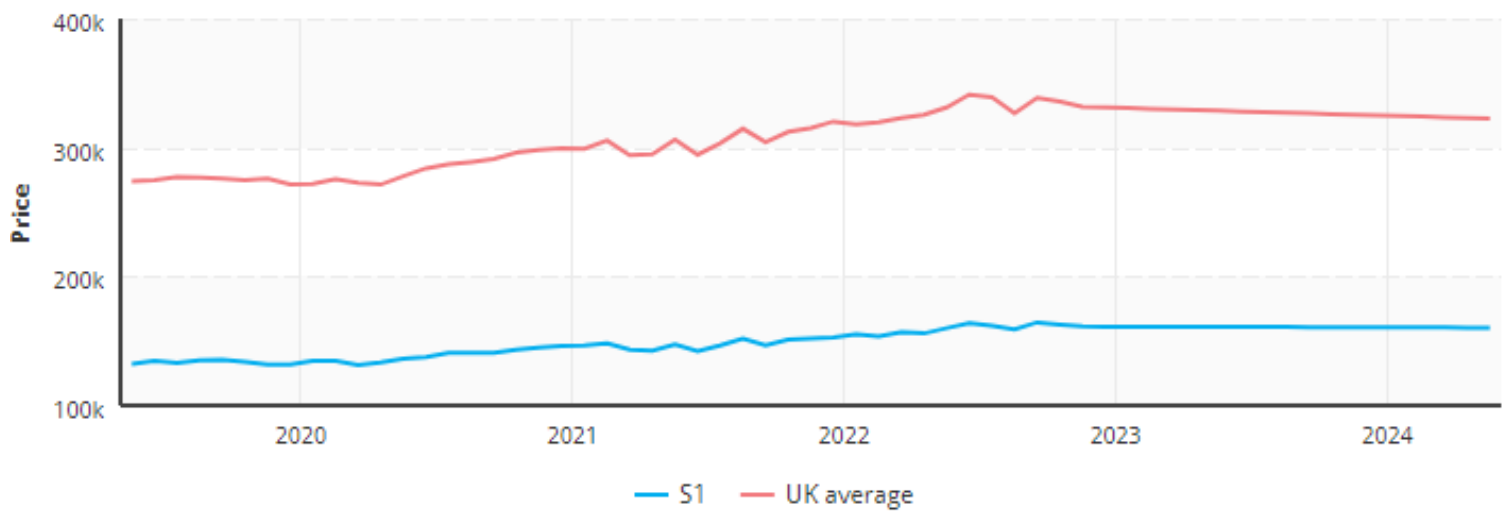
Income

Potential Annual Income	£10,080
Less Mortgage Int	£5,347
Service Charge & Ground Rent	TBC
Net Annual Income	£4,733

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the S1 Area In The Last 5 Years



Historically, House prices in the S1 area have risen by 20%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **52%**

Cash Investment	£160,650
5 Year Income	£50,400
Potential Increase In Value (based off of CMV of £166k)	£33,200
House Price In 5 Years	£199,200 (conservatively)
Total Potential Return	£83,600

BTL Mortgage Investment/Potential Total Return **128%**

Cash Investment	£44,400
5 Year Net Income	£23,665
Potential Increase In Value	£33,200
Total Potential Return	£56,865

LOCAL SALES ACTIVITY



H **£150,000** Sheffield City Centre Flats, Burgerss Street, Sheffield S1 **Distance: 0.02 miles**

1 **Flat / Leasehold**

View floor plans today! Sheffield buy to let apartments from £140,000. Studios, 1 and 2-bedroom apartments available. N1114



I **£110,000** Investment Flats, Carver Street, Sheffield S1 **ARCHIVED** **Distance: 0.11 miles**

1 **Flat / Leasehold**

View floor plans today! Sheffield buy to let flats from £80,000. Studios, 1 and 2-beds available. N1318



J **£124,995** Investment Flats, Carver Street, Sheffield S1 **ARCHIVED** **Distance: 0.11 miles**

1 **Flat / Leasehold**

View floor plans today! Sheffield buy to let flats from £80,000. Studios, 1 and 2-beds available. N1161



K **£119,995** Investment Flats, Carver Street, Sheffield S1 **Distance: 0.11 miles**

1 **Flat / Leasehold**

View floor plans today! Sheffield buy to let flats from £80,000. Studios, 1 and 2-beds available. N1319

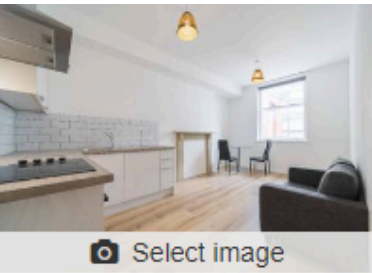


L **£119,995** Investment Flats, Carver Street, Sheffield S1 **Distance: 0.11 miles**

1 **Flat / Leasehold**

View floor plans today! Sheffield buy to let flats from £80,000. Studios, 1 and 2-beds available. N1159

LOCAL LETTINGS ACTIVITY



Select image

£850 pcm (£196 pw)

George Street, City Centre, Sheffield S1

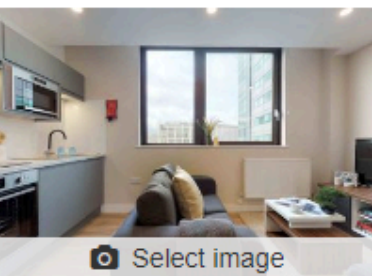
BELVOIR!

For print: Hide property description

Listed: 6 June 2024

Distance: 0.24 miles

Based in the heart of the city centre this one double bedroom, second floor furnished character apartment is located in the exclusive High Street building just off Fargate, close to west street ... [Full details](#)



Select image

£1,441 pcm (£333 pw)

Furnival Square, Sheffield S1

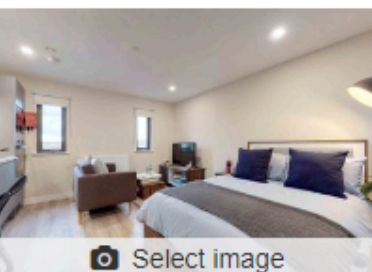
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Listed: 6 June 2024

Distance: 0.13 miles

Listing code 581416. Step into a modern and bright two-bedroom apartment, inclusive of all utility bills, ideal for individuals, friends or couples seeking a relaxing retreat after a long day at ... [Full details](#)



Select image

£855 pcm (£197 pw)

Furnival Square, Sheffield S1

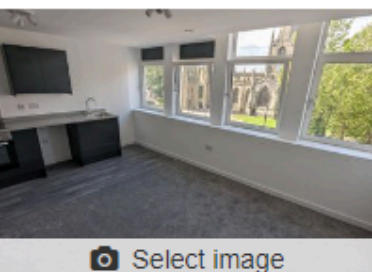
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Listed: 6 June 2024

Distance: 0.13 miles

Listing code 903045. Step into a modern and bright studio apartment, inclusive of all utility bills, ideal for individuals, friends or couples seeking a relaxing retreat after a long day at work ... [Full details](#)



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£800 pcm (£185 pw)

Church Street, Sheffield S1

FW

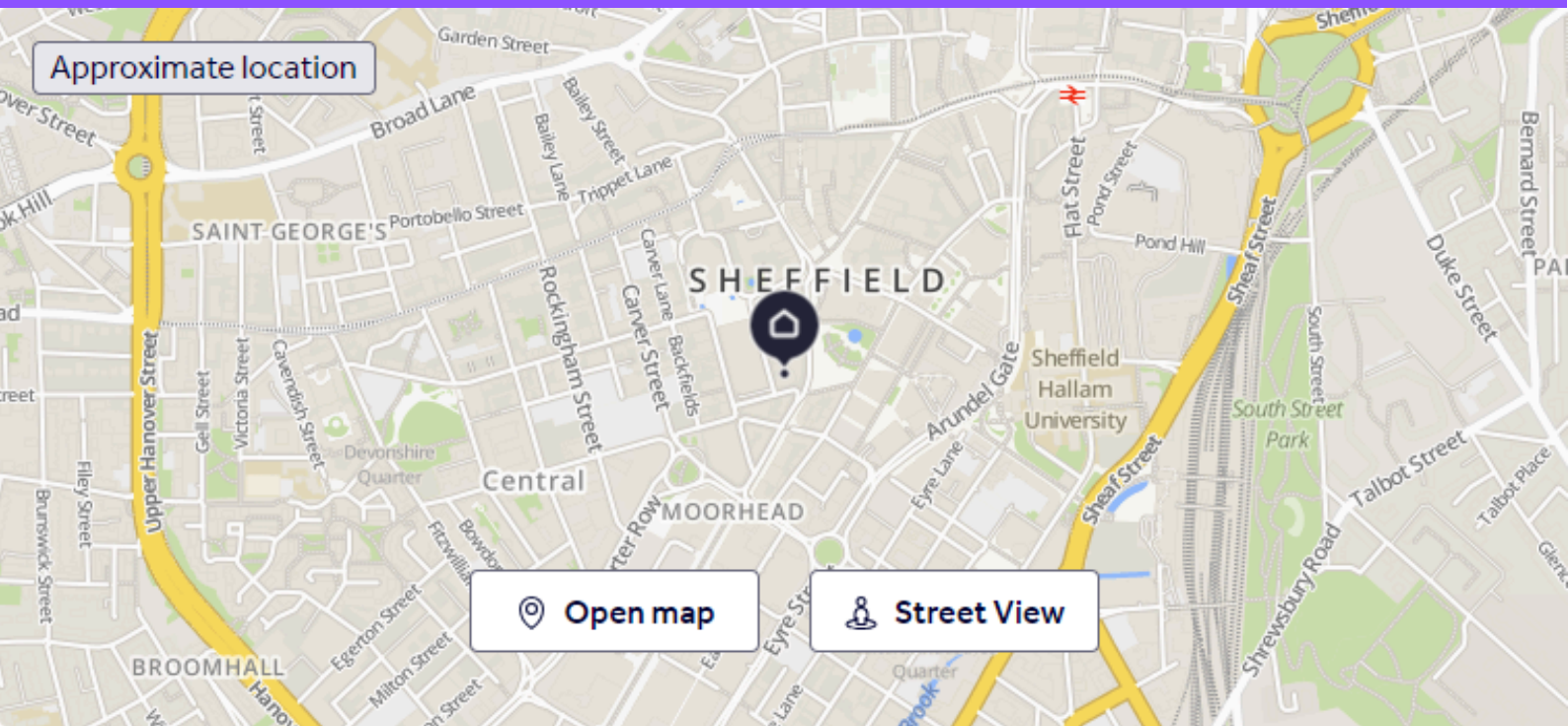
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Listed: 5 June 2024

Distance: 0.21 miles

Available Now 1 bed property Flambard Williams are delighted to market this one bed as an unfurnished unit. The unit is on the 3rd ... [Full details](#)

LOCAL SCHOOLS



 Stations

 Schools

NEAREST SCHOOLS

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|  UTC Sheffield City Centre
State School Ofsted: Good | 0.3 miles |
|  Springfield Primary School
State School Ofsted: Good | 0.4 miles |
|  Netherthorpe Primary School
State School Ofsted: Good | 0.6 miles |
|  Seven Hills School
State School Ofsted: Outstanding | 0.7 miles |

SELL YOUR TENANTED
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