

LET PROPERTY PACK

INVESTMENT INFORMATION

Edward Street, Sheffield,
S3

226156312

 www.letproperty.co.uk





Property Description

Our latest listing is in Edward Street, Sheffield, S3

Get instant cash flow of **£780** per calendar month with a **17.0%** Gross Yield for investors.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Edward Street, Sheffield,
S3

226156312



Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Space

Close proximity to valuable amenities

Factor Fees: £416.00 PM

Ground Rent: £25.00 PM

Lease Length: 108 Years

Current Rent: £780

Market Rent: £780

Lounge



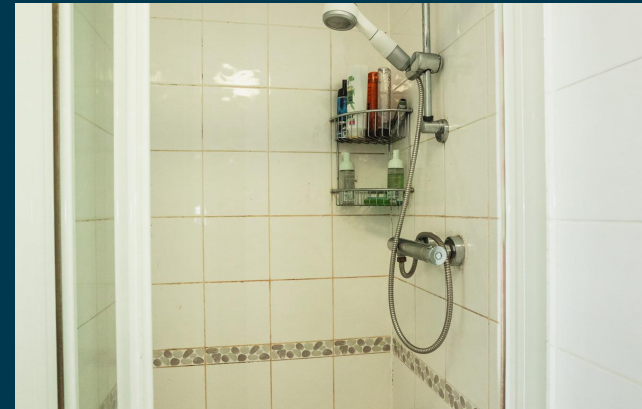
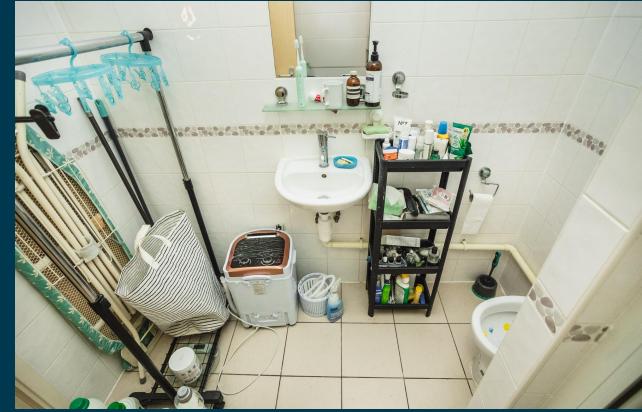
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 55,000.00

| | |
|------------------|------------|
| 25% Deposit | £13,750.00 |
| SDLT Charge | £2,750 |
| Legal Fees | £1,000.00 |
| Total Investment | £17,500.00 |

Projected Investment Return



The monthly rent of this property is currently set at £780 per calendar month.



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



| | |
|---------------------------------------|----------------|
| Returns Based on Rental Income | £780 |
| Mortgage Payments on £41,250.00 @ 5% | £171.88 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £416.00 |
| Ground Rent | £25.00 |
| Letting Fees | £78.00 |
| Total Monthly Costs | £705.88 |
| Monthly Net Income | £74.13 |
| Annual Net Income | £889.50 |
| Net Return | 5.08% |

Return **Stress Test** Analysis Report



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

Annual Net Income **-£670.50**
Adjusted To

Net Return **-3.83%**

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



Annual Net Income **£364.50**
Adjusted To

Net Return **2.08%**

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 | <h3>1 bedroom flat for sale</h3> <p>Furnace Hill, City Centre, Sheffield, S3</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 24 Nov 2020 to 25 Jun 2021 (212 days) by Belvoir, Sheffield</p> <p>+ Add to report</p> |
|  £80,000 | <h3>1 bedroom flat for sale</h3> <p>Bailey Street, Sheffield, S1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 3 Jan 2020 to 3 Jul 2020 (182 days) by Reeds Rains, Sheffield City Living</p> <p>+ Add to report</p> |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £980 based on the analysis carried out by our letting team at **Let Property Management**.



£980 pcm

1 bedroom apartment

+ Add to report

The Ironworks, Scotland Street, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 15 Apr 2026 to 17 Apr 2026 (2 days) by Rise Homes, The Ironworks



£955 pcm

1 bedroom apartment

+ Add to report

The Ironworks, Sheffield, S3

CURRENTLY ADVERTISED

Marketed from 27 Mar 2026 by Property Sense (GPM PRINCIPAL BRANCH), Covering Nationwide

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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226156312

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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.

