

LET PROPERTY PACK

INVESTMENT INFORMATION

Selborne Street,
Rotherham, S65

224819605

 www.letproperty.co.uk





Property Description

Our latest listing is in Selborne Street, Rotherham, S65

Get instant cash flow of **£450** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£682** which would provide the investor a Gross Yield of **14.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Selborne Street,
Rotherham, S65

224819605



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Well-Equipped Kitchen with
Dining Space**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £682

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 58,000

SDLT Charge	£2,900
Legal Fees	£1,000
Total Investment	£61,900

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 682

Returns Based on Rental Income	£450	£682
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£68.20
Total Monthly Costs	£60.00	£83.20
Monthly Net Income	£390.00	£598.80
Annual Net Income	£4,680.00	£7,185.60
Net Return	7.56%	11.61%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,822**
Adjusted To

Net Return **9.40%**



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 £90,000.



£90,000

2 bedroom end of terrace house for sale

+ Add to report

St. Stephens Road, Rotherham. S65 1PJ

CURRENTLY ADVERTISED

Marketed from 10 Feb 2026 by Merryweathers, Rotherham



£85,000

2 bedroom terraced house for sale

+ Add to repc

St. Anns Road, Rotherham

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2024 to 25 Jun 2025 (383 days) by Bartons, Rotherham

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

2 bedroom terraced house

St. Anns Road, Rotherham, S65 1RL

NO LONGER ADVERTISED

Marketed from 14 Jan 2026 to 14 Jan 2026 by Merryweathers, Rotherham

+ Add to report



£725 pcm

2 bedroom house

Selborne Street, Eastwood

NO LONGER ADVERTISED

Marketed from 4 Nov 2025 to 13 Nov 2025 (9 days) by Beecroft Estates, Barnsley

+ 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**

 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.



www.letproperty.co.uk

Selborne Street, Rotherham, S65

PROPERTY ID: 12345678

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.



LETPROPERTY