LET PROPERTY PACK

INVESTMENT INFORMATION

The Printworks 85
Headford Street Sheffield
S3

229654418

www.letproperty.co.uk



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Property Description

Our latest listing is in The Printworks 85 Headford Street Sheffield S3

This property has a potential to rent for **£700.00** which would provide the investor a Gross Yield of **20.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



The Printworks 85 Headford Street Sheffield S3

229654418

Property Key Features

- Studio Flat
- 1 Bathroom
- Well maintained
- Ideally situated for local amenities
- Factor Fees: £104.00 PM
- Ground Rent: £28.58 PM
- Lease Length: 185 Years
- Current Rent: VACANT
- Market Rent: £700.00 PM

Lounge





Kitchen



Bedrooms



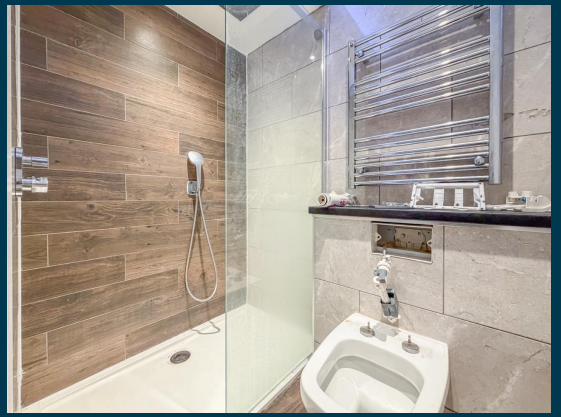




Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 42,000

SDLT Charge	**£2,100**
Legal Fees	**£1,000**
Total Investment	**£45,100**

Outlay figures based on assumed cash purchase of 42,000.

Projected Investment Return



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

Returns Based on Rental Income	**£700.00**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£104.00**
Ground Rent	**£28.58**
Letting Fees	**£70.00**
Total Monthly Costs	**£217.58**
Monthly Net Income	**£482.42**
Annual Net Income	**£5,789.04**
Net Return	**12.84%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£4,389**
Net Return	**9.73%**

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 £60,000.



Studio flat for sale

+ Add to repor

63 Earl Street, Sheffield, South Yorkshire, S1 4WH

NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 28 Oct 2026 (754 days) by Pattinson Estate Agents, Auction

£60,000



House share for sale

+ Add to repo

London Road, Sheffield, S2

NO LONGER ADVERTISED

Marketed from 20 Nov 2025 to 20 Nov 2025 by Hallam Hills ltd, Hallam Hills - Student

£49,000

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**.



Studio flat

+ Add to repor

704 West One Cube, City Centre, S1

NO LONGER ADVERTISED | LET AGREED

Marketed from 21 Aug 2026 to 18 Sep 2026 (27 days) by West One Lettings, Sheffield

£750 pcm



Studio apartment

+ Add to repo

705, West One Cube, City Centre, S1

NO LONGER ADVERTISED | LET AGREED

Marketed from 29 May 2026 to 8 Aug 2026 (70 days) by West One Lettings, Sheffield

£750 pcm

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: **No**
- Standard Tenancy Agreement In Place: **No**
- Fully compliant tenancy: **No**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **No**
- 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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The Printworks 85 Headford Street
Sheffield S3

PROPERTY ID: 229654418

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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