

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cross Bedford Street,  
Sheffield, S6

226503797

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cross Bedford Street, Sheffield, S6

Get instant cash flow of **£625** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£743** which would provide the investor a Gross Yield of **12.4%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**Studio Flat**

**1 bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: £118.00 pm**

**Ground Rent: £10.50 pm**

**Lease Length: 100 years**

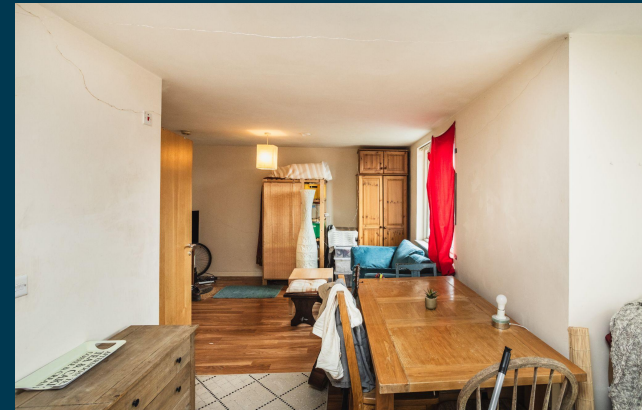
**Current Rent: £625**

**Market Rent: £743**

# Lounge



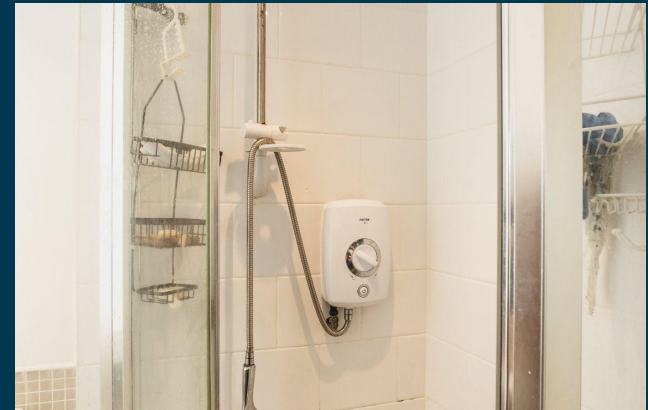
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £72,000.00 and borrowing of £54,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 72,000.00

25% Deposit	£18,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£22,600.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 743

Returns Based on Rental Income	£625	£743
Mortgage Payments on £54,000.00 @ 5%	£225.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£118.00	
Ground Rent	£10.50	
Letting Fees	£62.50	£74.30
<b>Total Monthly Costs</b>	<b>£431.00</b>	<b>£442.80</b>
<b>Monthly Net Income</b>	<b>£194.00</b>	<b>£300.20</b>
<b>Annual Net Income</b>	<b>£2,328.00</b>	<b>£3,602.40</b>
<b>Net Return</b>	<b>10.30%</b>	<b>15.94%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,116.40**  
Adjusted To

Net Return                      **9.36%**

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

Annual Net Income      **£2,648.40**  
Adjusted To

Net Return                      **11.72%**

# 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 £85,000.



£85,000

## Studio flat for sale

+ Add to report

Palatine Gardens, Roscoe Road, Sheffield, S3 7DZ

NO LONGER ADVERTISED

Marketed from 29 Nov 2018 to 10 Sep 2020 (650 days) by yieldit, Manchester



£80,000

## Studio flat for sale

+ Add to report

34 Cornish Square, 6 Penistone Road, Sheffield, South Yorkshire, S6

NO LONGER ADVERTISED

Marketed from 4 Sep 2023 to 12 Nov 2023 (69 days) by Allsop, Auction

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## Studio flat

+ Add to report

Albert Terrace Road, Sheffield, S6

NO LONGER ADVERTISED

Marketed from 26 Sep 2023 to 4 Oct 2023 (7 days) by Ocasa Homes, Heritage Park, Sheffield



£650 pcm

## Studio apartment

+ Add to report

Cross Bedford Street, SHEFFIELD

NO LONGER ADVERTISED

Marketed from 26 Apr 2024 to 3 May 2024 (7 days) by William H. Brown Lettings, Crystal Peaks

# 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 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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