

LET PROPERTY PACK

INVESTMENT INFORMATION

Hodgson Street , Sheffield,
S3 7WQ

223197416

 www.letproperty.co.uk





Property Description

Our latest listing is in Hodgson Street ,
Sheffield, S3 7WQ

Get instant cash flow of **£793** per calendar
month with a **21.2%** Gross Yield for investors.

**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...**



Hodgson Street,
Sheffield, S3 7WQ

223197416



Property Key Features

Studio Flat

1 Bathroom

Open-Plan Living and Sleeping Area

Well Equipped Kitchen

Factor Fees: £143

Ground Rent: £29.16

Lease Length: 290 years

Current Rent: £793

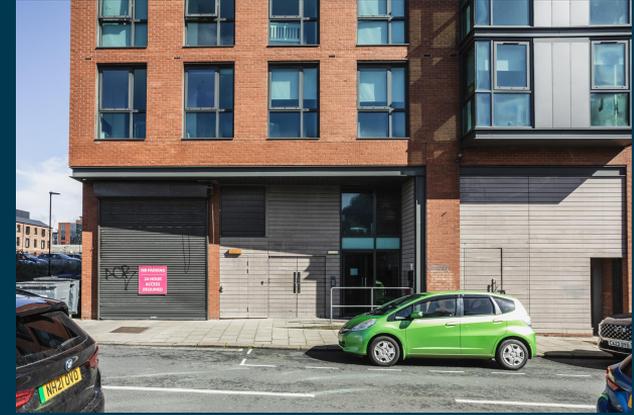
Lounge



Kitchen



Exterior





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

ASSUMED PURCHASE PRICE

£ 45,000

SDLT Charge	£2,250
Legal Fees	£1,000
Total Investment	£48,250

Projected Investment Return



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



Returns Based on Rental Income	£793
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£143.00
Ground Rent	£29.16
Letting Fees	£79.33
Total Monthly Costs	£266.49
Monthly Net Income	£526.84
Annual Net Income	£6,322.04
Net Return	13.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,732**
Adjusted To

Net Return **9.81%**



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 £45,000.



£45,000

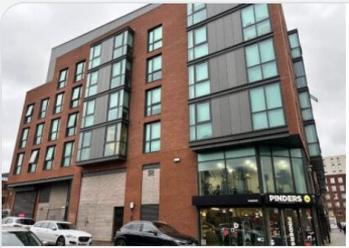
Studio flat for sale

Headford Street, SHEFFIELD

NO LONGER ADVERTISED

Marketed from 6 Aug 2024 to 10 Jul 2025 (338 days) by William H. Brown, Bannercross

+ Add to report



£38,000

Studio flat for sale

Hodgson Street, Sheffield, S3

CURRENTLY ADVERTISED

Marketed from 9 Dec 2025 by Nicholas Humphreys, Sheffield

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

Studio flat

+ Add to report

Velocity Tower, St. Mary's Gate, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 28 May 2025 to 19 Jun 2025 (21 days) by TIR Lettings Ltd, Sheffield



£775 pcm

Studio flat

+ Add to report

Velocity Tower, St. Mary's Gate, Sheffield, S1 4LS

NO LONGER ADVERTISED

Marketed from 29 Jul 2025 to 16 Aug 2025 (18 days) by TIR Lettings Ltd, Sheffield

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

Hodgson Street , Sheffield, S3 7WQ

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.



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