

LET PROPERTY PACK

INVESTMENT INFORMATION

Lightbox 63 Earl Street
Sheffield S1

225180529

 www.letproperty.co.uk





Property Description

Our latest listing is in Lightbox 63 Earl Street Sheffield S1

Get instant cash flow of **£672** per calendar month with a **13.9%** Gross Yield for investors.

This property has a potential to rent for **£680** which would provide the investor a Gross Yield of **14.1%** 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...



Lightbox 63 Earl Street
Sheffield S1

225180529



Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £150.00 pm

Ground Rent: £25.00 pm

Lease Length: 189 years

Current Rent: £672

Market Rent: £680

Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 58,000.00

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 £672 per calendar month but the potential market rent is

£ 680



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



Returns Based on Rental Income	£672	£680
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£25.00	
Letting Fees	£67.20	£68.00
Total Monthly Costs	£257.20	£258.00
Monthly Net Income	£414.80	£422.00
Annual Net Income	£4,977.60	£5,064.00
Net Return	8.04%	8.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,704**
Adjusted To

Net Return **5.98%**



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 £55,000.



£55,000

Studio flat for sale

+ Add to req

St. Marys Road, SHEFFIELD

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Feb 2026 to 18 Mar 2026 (41 days) by William H. Brown, Northern Auction Centre



£38,000

Studio flat for sale

Earl Street, Sheffield, S1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Feb 2025 by Yopa, East Midlands & Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £870 based on the analysis carried out by our letting team at **Let Property Management**.



£870 pcm

Studio flat

Speedwell Apartments, Sidney Street, Sheffield, S1

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Feb 2025 to 24 Mar 2026 (391 days) by West One Lettings, Sheffield



£865 pcm

Studio flat

Studio 8 Challenge Works, City Centre

NO LONGER ADVERTISED

Marketed from 15 Nov 2025 to 19 Feb 2026 (95 days) by Dove, 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

Lightbox 63 Earl Street Sheffield S1

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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