

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Allen Street, Sheffield S3  
7TA

215008951





## PROPERTY DESCRIPTION

Our latest listing is in Allen Street, Sheffield S3 7TA

Rent currently agreed with tenant of **£648** per calendar month which calculates to a **13.0%** 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.**

Please read full legal pack for detailed property information.

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



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7TA

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## Property Key Features

Studio Flat

1 Bathroom

Compact Living Space

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £648

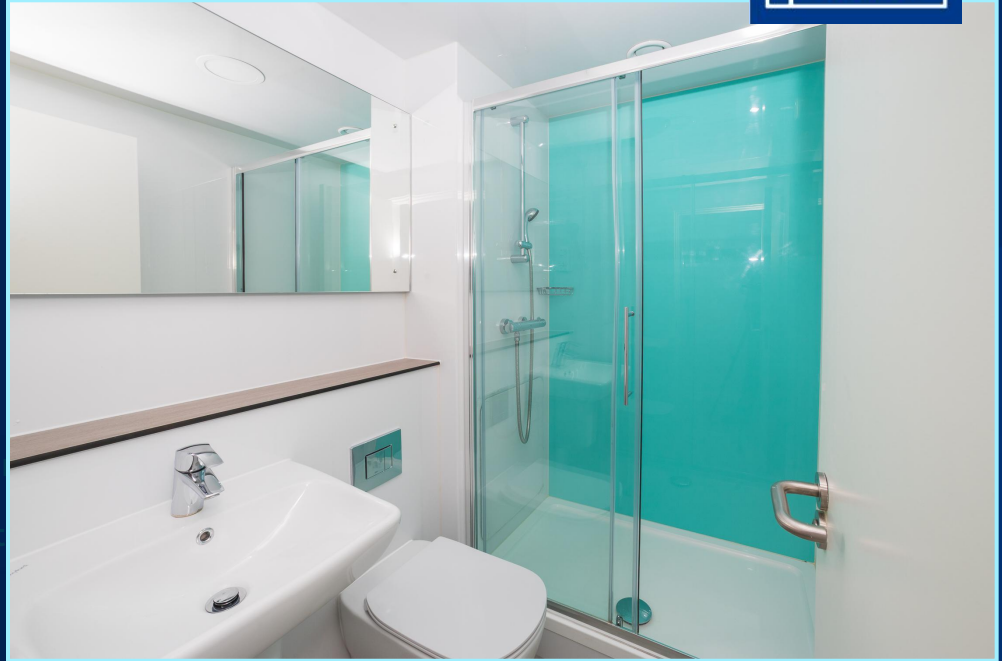
# Living Space



# Kitchen



# Bathroom



# Exterior



# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£60,000**

10% Deposit (£5,000 Minimum)    **£6,000**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£12,000**

Purchase Balance    **£54,000**

SDLT Charge    **£3,000**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£58,000**

Your total all in costs would be ~£58,000 after taxes and fees based on a purchase price of £60,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# 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.



£60,000

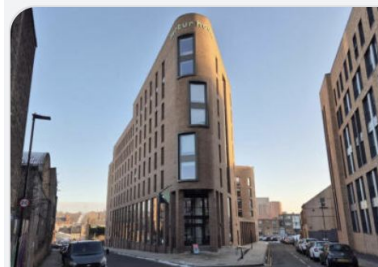
## Studio flat for sale

+ Add to report

White Croft Works, 69 Furnace Hill, Sheffield, S3 7AH

NO LONGER ADVERTISED

Marketed from 10 Feb 2026 to 28 Jul 2026 (167 days) by MorfittSmith, Sheffield



£57,500

## Studio flat for sale

+ Add to report

Nurtur House, Sheffield

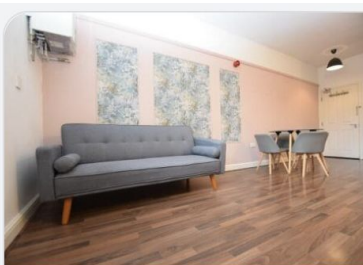
NO LONGER ADVERTISED

Marketed from 13 Jan 2025 to 4 Aug 2025 (202 days) by yieldit, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our lettings team.



£675 pcm

## Studio apartment

+ Add to report

White Croft Works, 69 Furnace Hill, S3 7AH

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2025 to 30 Aug 2025 (15 days) by Blundells, Sheffield Central



£675 pcm

## Studio flat

+ Add to report

Apt B3 Ashton Point, Upper Allen Street, Sheffield

NO LONGER ADVERTISED

Marketed from 18 Sep 2024 to 26 Nov 2024 (68 days) by haus, Sheffield



Allen Street, Sheffield S3 7TA

**PROPERTY ID: 215008951**

Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.