

LET PROPERTY PACK

INVESTMENT INFORMATION

Edmund Road, Sheffield,
S2

227951535

 www.letproperty.co.uk





Property Description

Our latest listing is in Edmund Road, Sheffield, S2

Get instant cash flow of **£7,085** per calendar month with a **10.9%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this portfolio is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

**Portfolio of 3 Five-Bedroom
HMO**

6 Bathrooms

Spacious Lounges

Well-Equipped Kitchens

Factor Fees: £0.00

Ground Rent: £1.50 PM

Lease Length: 93 years

Current Rent: £7,085

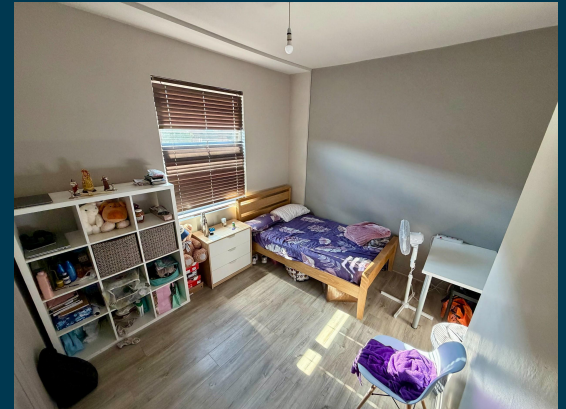
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £782,000.00 and borrowing of £586,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 782,000.00

25% Deposit £195,500.00

SDLT Charge £68,200

Legal Fees £1,000.00

Total Investment £264,700.00

Projected Investment Return



The monthly rent of this property is currently set at £7,085 per calendar month.



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



Returns Based on Rental Income	£7,085
Mortgage Payments on £586,500.00 @ 5%	£2,443.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£1.50
Letting Fees	£708.50
Total Monthly Costs	£3,168.75
Monthly Net Income	£3,916.25
Annual Net Income	£46,995.00
Net Return	17.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£32,825.00**
Adjusted To

Net Return **12.40%**

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

Annual Net Income **£35,283.00**
Adjusted To

Net Return **13.33%**

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 £795,000.



£795,000

4 bedroom detached house for sale

[+ Add to report](#)

Crescent Road, Nether Edge, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Oct 2023 to 17 Jun 2024 (254 days) by Saxton Mee, Sheffield



£775,000

4 bedroom detached house for sale

[+ Add to report](#)

Rutland Villa, 48 Crescent Road, Nether Edge Village, S7 1HN

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jul 2023 to 9 Apr 2024 (256 days) by Eadon Lockwood & Riddle, Banner Cross

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £8,500 based on the analysis carried out by our letting team at **Let Property Management**.



£8,500 pcm

9 bedroom block of apartments

+ Add to report

-5 St. Johns House, Andrew Street, Wakefield, West Yorkshire

NO LONGER ADVERTISED

Marketed from 16 Apr 2026 to 14 May 2026 (27 days) by Haus Estates, Leicester



£7,500 pcm

6 bedroom detached house

+ Add to report

Broadway, Bramhall

CURRENTLY ADVERTISED

Marketed from 5 Nov 2025 by Benson Bunch, Wilmslow

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.



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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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