LET PROPERTY PACK

INVESTMENT INFORMATION

Vickers Road, Sheffield, S5

230313211

www.letproperty.co.uk





Property Description

Our latest listing is in Vickers Road, Sheffield, S5

Get instant cash flow of **£1,950** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£2,450** which would provide the investor a Gross Yield of **9.9%** 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...



Vickers Road, Sheffield, S5

230313211

Property Key Features

- 5 Bedroom HMO
- Multiple Bathrooms
- Spacious Living Spaces
- Kitchenette Equipped
- Factor Fees: £0.00
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £1,950
- Market Rent: £2,450

Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £296,700.00 and borrowing of £222,525.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 296,700.00

25% Deposit	**£74,175.00**
SDLT Charge	**£19,670**
Legal Fees	**£1,000.00**
Total Investment	**£94,845.00**

Projected Investment Return



The monthly rent of this property is currently set at £1,950 per calendar month but the potential market rent is £2,450

Returns Based on Rental Income	£1,950	£2,450
Mortgage Payments on £222,525.00 @ 5%	£927.19	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£195.00	£245.00
Total Monthly Costs	£1,137.19	£1,187.19
Monthly Net Income	£812.81	£1,262.81
Annual Net Income	£9,753.75	£15,153.75
Net Return	10.28%	15.98%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£10,253.75**
Net Return	**10.81%**

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

Annual Net Income Adjusted To	**£10,703.25**
Net Return	**11.28%**

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 £330,000.



£330,000

5 bedroom semi-detached house for sale

+ Add to report

Mather Road, Sheffield

CURRENTLY ADVERTISED

Marketed from 27 Oct 2026 by Haybrook, Gleadless



£300,000

5 bedroom detached house for sale

+ Add to report

Wincobank Avenue, Sheffield, South Yorkshire, S5

NO LONGER ADVERTISED SOLD STC

Marketed from 20 Dec 2024 to 8 Apr 2026 (474 days) by Reeds Rains, Hillsborough

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

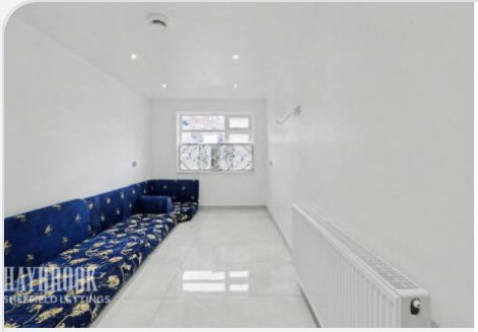
5 bedroom terraced house

+ Add to report

12 Burns Road, Crookesmoor

NO LONGER ADVERTISED LET AGREED

Marketed from 27 Oct 2025 to 1 Jan 2026 (65 days) by Tapton Estates, Sheffield



£1,995 pcm

5 bedroom detached house

+ Add to report

High View, Sheffield

NO LONGER ADVERTISED LET AGREED

Marketed from 2 Mar 2026 to 17 Aug 2026 (167 days) by Haybrook Lettings, 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

Vickers Road, Sheffield, S5

230313211

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.

LETPROPERTY