

LET PROPERTY PACK

INVESTMENT INFORMATION

Sovereign House, 110
Queen Street, Sheffield, S1

228527184

 www.letproperty.co.uk





Property Description

Our latest listing is in Sovereign House, 110 Queen Street, Sheffield, S1

Get instant cash flow of **£520** per calendar month with a **14.9%** Gross Yield for investors.

This property has a potential to rent for **£675** which would provide the investor a Gross Yield of **19.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Sovereign House, 110
Queen Street, Sheffield, S1

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Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £188.59 pm

Ground Rent: £284.00 pm

Lease Length: 239 years

Current Rent: £520

Market Rent: £675

Living Spaces



Kitchen



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 42,000.00

SDLT Charge £2,100

Legal Fees £1,000

Total Investment £45,100

Projected Investment Return



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 675



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



Returns Based on Rental Income	£520	£675
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£188.59	
Ground Rent	£284.00	
Letting Fees	£52.00	£67.50
Total Monthly Costs	£539.59	£555.09
Monthly Net Income	-£19.59	£119.91
Annual Net Income	-£235.08	£1,438.92
Net Return	-0.52%	3.19%

Return **Stress Test** Analysis Report



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

Annual Net Income	£89
Adjusted To	
Net Return	0.20%



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.



£50,000

Studio flat for sale

Howard Lane, Sheffield, S1 2FT

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Mar 2022 to 16 Sep 2022 (168 days) by Hunters, Sheffield



£45,000

Studio flat for sale

Castlegate, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 3 Dec 2021 to 16 Mar 2022 (102 days) by Reeds Rains, Sheffield City Living

+ Ad

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

Studio apartment

Sovereign House, 110 Queen Street, Sheffield, S1 2FP

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2026 to 20 Aug 2026 (28 days) by Blundells, Sheffield Central



£695 pcm

Studio flat

S1 - Queen Street - Available NOW

NO LONGER ADVERTISED

Marketed from 17 Sep 2025 to 24 Aug 2026 (340 days) by Nicholas Humphreys, Highfield

+ A

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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Sovereign House, 110 Queen Street,
Sheffield, S1

PROPERTY ID: 228527184

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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