

LET PROPERTY PACK

INVESTMENT INFORMATION

Brincliffe Edge Road,
Sheffield, S11

213698659

 www.letproperty.co.uk





Property Description

Our latest listing is in Brincliffe Edge Road, Sheffield, S11

Get instant cash flow of **£620** per calendar month with a **12.6%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **17.3%** 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...



Brincliffe Edge Road,
Sheffield, S11

213698659



Property Key Features

Studio Flat

1 Bathroom

Parking Space Available

Fitted Kitchen Space

Factor Fees: £69.00 pm

Ground Rent: £17.00 pm

Lease Length: 108 years

Current Rent: £620

Market Rent: £850

Living Space



Kitchen



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 59,000.

ASSUMED PURCHASE PRICE

£ 59,000

SDLT Charge	£2,950
Legal Fees	£1,000
Total Investment	£62,950

Projected Investment Return



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



The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£620	£850
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£69.00	
Ground Rent	£17.00	
Letting Fees	£62.00	£85.00
Total Monthly Costs	£163.00	£186.00
Monthly Net Income	£457.00	£664.00
Annual Net Income	£5,484.00	£7,968.00
Net Return	8.71%	12.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,268**
Adjusted To

Net Return **9.96%**

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 £99,950.



£99,950

Studio flat for sale

+ Add to report

West One Aspect, 17 Cavendish Street, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Feb 2024 to 12 Jul 2024 (136 days) by Leaders Sales, Mansfield

Council Tax Band A | EPC Rating B | Studio Flat | Ideal First Time Buy or Buy To Let | 8.5% Yield...



£95,000

Studio flat for sale

+ Add to report

Endcliffe Vale Road, Endcliffe, S10 3EW

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 Jun 2024 by MorfittSmith, Sheffield

Ground Floor | Prime Location | Close to Local Amenities | Spacious Lounge/Bedroom Area | Modern ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom house

+ Add to report

Coverdale Road, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Aug 2023 to 9 Oct 2023 (59 days) by Saxton Mee, Sheffield



£895 pcm

1 bedroom flat

+ Add to report

Carter Knowle Road, Sheffield, S7

NO LONGER ADVERTISED

Marketed from 3 Jan 2024 to 17 Jan 2024 (14 days) by OpenRent, London

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **4 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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Brincliffe Edge Road, Sheffield, S11

PROPERTY ID: 213698659

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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