

LET PROPERTY PACK

INVESTMENT INFORMATION

Edmund Road, Sheffield,
S2

227337885

 www.letproperty.co.uk





Property Description

Our latest listing is in Edmund Road, Sheffield, S2

Get instant cash flow of **£2,200** per calendar month with a **9.9%** 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.

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



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S2

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Property Key Features

5 bedroom HMO

2 bathrooms

Spacious Rooms

Street Parking

Factor Fees: £0.00

Ground Rent: £0.30 PM

Lease Length: 93 years

Current Rent: £2,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £267,950.00 and borrowing of £200,962.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 267,950.00

25% Deposit	£66,987.50
SDLT Charge	£16,795
Legal Fees	£1,000.00
Total Investment	£84,782.50

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 £2,200 per calendar month

Returns Based on Rental Income	£2,200
Mortgage Payments on £200,962.50 @ 5%	£837.34
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.30
Letting Fees	£220.00
Total Monthly Costs	£1,072.64
Monthly Net Income	£1,127.36
Annual Net Income	£13,528.28
Net Return	15.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,128.28**
Adjusted To

Net Return **10.77%**

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

Annual Net Income **£9,512.63**
Adjusted To

Net Return **11.22%**

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 £275,000.



5 bedroom terraced house for sale

+ Add to report

Heeley Bank Road, Heeley, S2 3GG

NO LONGER ADVERTISED

Marketed from 2 May 2025 to 24 Apr 2026 (356 days) by Staves Estate Agents, Sheffield

£275,000



5 bedroom terraced house for sale

+ Add to report

Shoreham Street, Sheffield, S2

CURRENTLY ADVERTISED

Marketed from 4 Feb 2026 by Redbrik, Sheffield

£290,000

Five-Bedroom Mid-Terrace House | Offered With No Onward Chain And Vacant Possession | HMO License...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,230 based on the analysis carried out by our letting team at **Let Property Management**.



£2.230 pcm

5 bedroom house

Shoreham Street, Sheffield, S2

NO LONGER ADVERTISED

Marketed from 4 Jul 2025 to 30 Jul 2025 (26 days) by HYBR, National

+ Add to report



£2,255 pcm

5 bedroom house

Shoreham Street, Sheffield, S2

NO LONGER ADVERTISED

Marketed from 30 Jul 2025 to 5 Sep 2025 (36 days) by HYBR, National

+ Add to report

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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