

LET PROPERTY PACK

INVESTMENT INFORMATION

London Road, Sheffield, S2

227409392

 www.letproperty.co.uk





Property Description

Our latest listing is in London Road, Sheffield, S2

Get instant cash flow of **£455** per calendar month with a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **13.2%** 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...



London Road, Sheffield,
S2

227409392



Property Key Features

Studio Flat

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £100.00 PM

Ground Rent: £42.00 PM

Lease Length: 183 years

Current Rent: £455

Market Rent: £550

Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge £2,500

Legal Fees £1,000

Total Investment £53,500

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 £455 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£455	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£42.00	
Letting Fees	£45.50	£55.00
Total Monthly Costs	£202.50	£212.00
Monthly Net Income	£252.50	£338.00
Annual Net Income	£3,030.00	£4,056.00
Net Return	5.66%	7.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,956**
Adjusted To

Net Return **5.53%**

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 £65,000.



Studio apartment for sale

[+ Add to report](#)

sandpiper house Fleet Avenue, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Oct 2020 to 27 Jan 2021 (92 days) by igomove, Covering North East

£65,000



1 bedroom flat for sale

[+ Add to report](#)

Harbour Walk, Hartlepool

CURRENTLY ADVERTISED

Marketed from 15 Sep 2025 by Manners & Harrison, Hartlepool

£60,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

Studio flat

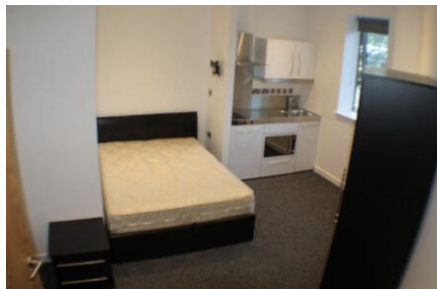
London Road, Sheffield, S2

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Feb 2024 to 27 Mar 2026 (780 days) by Hallam Hills Ltd, Sheffield

+ Add to report



£563 pcm

Studio flat

London Road, Sheffield, S2

NO LONGER ADVERTISED

Marketed from 26 Feb 2022 to 18 Sep 2023 (569 days) by NOBLE LIVING (SHEFFIELD) LIMITED, Sheffield

+ 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**



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.



London Road, Sheffield, S2

PROPERTY ID: 227409392

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