

LET PROPERTY PACK

INVESTMENT INFORMATION

Sovereign House, Queen
Street, Sheffield, S1

225067712

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£693** per calendar month with a **15.7%** 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...



Sovereign House, Queen
Street, Sheffield, S1

225067712



Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £181.00 pm

Ground Rent: £31.66 pm

Lease Length: 239 years

Current Rent: £693

Living Spaces



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 53,000.00

SDLT Charge	£2,650
Legal Fees	£1,000
Total Investment	£56,650

Projected Investment Return



The monthly rent of this property is currently set at £693 per calendar month but the potential market rent is

£ 693

Returns Based on Rental Income	£693
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£181.00
Ground Rent	£31.66
Letting Fees	£69.30
Total Monthly Costs	£296.96
Monthly Net Income	£396.04
Annual Net Income	£4,752.48
Net Return	8.39%

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 **£3,366**
Adjusted To

Net Return **5.94%**



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 £60,000.



£60,000

1 bedroom flat for sale

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

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Jul 2021 to 31 Jan 2022 (206 days) by yieldit, Manchester



£50,000

1 bedroom apartment for sale

Solly Street, Sheffield, South Yorkshire, S1

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Aug 2025 to 10 Oct 2025 (44 days) by Reeds Rains, Sheffield City Living

+ A

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,116 based on the analysis carried out by our letting team at **Let Property Management**.



£1,116 pcm

Studio apartment



True Sky Superior Studio, True Sheffield, 12 Tenter Street, Sheffield, S1 4XF

CURRENTLY ADVERTISED

Marketed from 13 Mar 2026 by Blundells, Sheffield Central



£1,090 pcm

Studio apartment

Soho Yard, S3

NO LONGER ADVERTISED

Marketed from 8 Jun 2026 to 10 Jun 2026 (2 days) by Home Made, London

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 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, Queen Street, Sheffield,
S1

PROPERTY ID: 225067712

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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