

LET PROPERTY PACK

INVESTMENT INFORMATION

Mowbray Street,
Sheffield, S3

229109584

 www.letproperty.co.uk





Property Description

Our latest listing is in Mowbray Street, Sheffield, S3

Get instant cash flow of **£0** per calendar month with a **0.0%** Gross Yield for investors.

This property has a potential to rent for **£942** which would provide the investor a Gross Yield of **9.0%** 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...



Mowbray Street,
Sheffield, S3

229109584



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £120.00 PM

Ground Rent: £10.00 PM

Lease Length: 107 years

Current Rent: £0

Market Rent: £942

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 125,000.

ASSUMED PURCHASE PRICE

£ 125,000

SDLT Charge £6,250

Legal Fees £1,000

Total Investment £132,250

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 £0 per calendar month but the potential market rent is

£ 942

Returns Based on Rental Income	£0	£942
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£10.00	
Letting Fees	£0.00	£94.20
Total Monthly Costs	£145.00	£239.20
Monthly Net Income	-£145.00	£702.80
Annual Net Income	-£1,740.00	£8,433.60
Net Return	-1.32%	6.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,550**
Adjusted To

Net Return **4.95%**

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 £140,000.



£140,000

2 bedroom semi-detached house for sale

+ Add to report

Cookson Road, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2025 to 27 Mar 2026 (156 days) by Haybrook, Hillsborough



£135,000

2 bedroom semi-detached house for sale

+ Add to report

Morgan Avenue, Sheffield, S5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Mar 2026 by Yopa, East Midlands & Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

1 bedroom apartment

+ Add to report

Brewery Wharf, Kelham Island, Sheffield, S3 8EL

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Aug 2024 to 11 Sep 2024 (28 days) by Shefflets, Sheffield



£950 pcm

1 bedroom apartment

+ Add to report

Brewery Wharf, Mowbray Street, Kelham Island, Sheffield, S3

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Dec 2025 to 23 Dec 2025 (13 days) by Shefflets, Sheffield

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



Mowbray Street, Sheffield, S3

PROPERTY ID: 229109584

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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