

LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street, Sheffield S1
2DW

224993053

 www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street, Sheffield S1 2DW

Get instant cash flow of **£780** per calendar month with a **17.7%** 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...



Queen Street, Sheffield
S1 2DW

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Property Key Features

Studio Flat

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £181.00 pm

Ground Rent: £31.66 pm

Lease Length: 239 years

Current Rent: £780

Lounge



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 £780 per calendar month but the potential market rent is

£ 780



Returns Based on Rental Income	£780
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£181.00
Ground Rent	£31.66
Letting Fees	£78.00
Total Monthly Costs	£305.66
Monthly Net Income	£474.34
Annual Net Income	£5,692.08
Net Return	10.05%

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 **£4,132**
Adjusted To

Net Return **7.29%**



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 £75,000.



£75,000

Studio flat for sale

Cutlery Works, 33 Lambert Street, City Centre, Sheffield, S3

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Aug 2025 to 4 May 2026 (249 days) by Belvoir, Sheffield



£68,000

Studio flat for sale

WEST BAR HOUSE, Lambert Street, Sheffield, S3

CURRENTLY ADVERTISED

Marketed from 1 Apr 2026 by Aspen Woolf Ltd, Leeds

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



£1,036 pcm

Studio flat

Premium Range Studio - St Vincents Place, Sheffield, S1

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2025 to 4 May 2026 (430 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: **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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PROPERTY ID: 224993053

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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