

LET PROPERTY PACK

INVESTMENT INFORMATION

Bramall Lane, Sheffield, S2

27364596

 www.letproperty.co.uk





Property Description

Our latest listing is in Bramall Lane, Sheffield, S2

Get instant cash flow of **£850.00** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150.00** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Bramall Lane, Sheffield,
S2

27364596



Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £335.00 PM

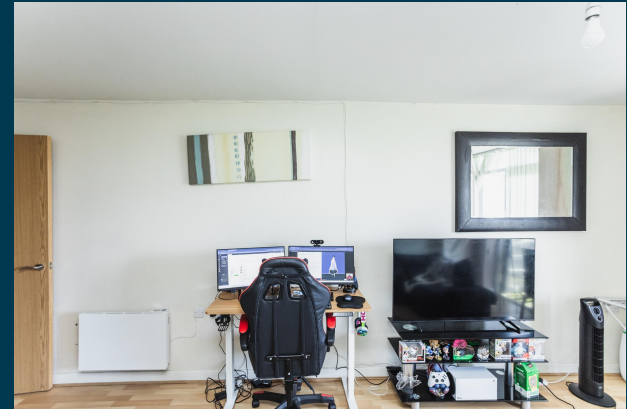
Ground Rent: £16.60 PM

Lease Length: 230 Years

Current Rent: £850.00 PM

Market Rent: £1,150.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 115,000.

ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge £5,750

Legal Fees £1,000

Total Investment £121,750

Projected Investment Return



The monthly rent of this property is currently set at £850.00 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£850.00	£1,150.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£335.00	
Ground Rent	£16.60	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£451.60	£481.60
Monthly Net Income	£398.40	£668.40
Annual Net Income	£4,780.80	£8,020.80
Net Return	3.93%	6.59%

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 **£5,721**
Adjusted To

Net Return **4.70%**



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 £130,000.



£130,000

2 bedroom flat for sale

+ Add to report

Anchor Point, 323 Bramall Lane, Sheffield

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Feb 2024 to 3 Mar 2025 (367 days) by Martin & Co, Sheffield



£125,000

2 bedroom apartment for sale

+ Add to report

Anchor Point, 54 Cherry Street, Off Bramall Lane, S2 4ST

NO LONGER ADVERTISED

Marketed from 1 Feb 2024 to 7 Nov 2025 (645 days) by MorfittSmith, Sheffield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,386 based on the analysis carried out by our letting team at **Let Property Management**.



£1,386 pcm

2 bedroom flat

+ Add to repo

10 Denby Street, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Oct 2025 to 25 Feb 2026 (133 days) by JC Sales and Lettings, Ecclesall Road



£1,300 pcm

2 bedroom flat

+ Add to repo

Sharrow Lane, Sheffield, S11

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Mar 2023 to 13 May 2025 (796 days) by Hallam Hills Ltd, 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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Bramall Lane, Sheffield, S2

PROPERTY ID: 27364596

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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