

LET PROPERTY PACK

INVESTMENT INFORMATION

Fenton Way, Rotherham,
S61

227443323

 www.letproperty.co.uk





Property Description

Our latest listing is in Fenton Way, Rotherham, S61

Get instant cash flow of **£600** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£1,057** which would provide the investor a Gross Yield of **9.1%** 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...



Fenton Way, Rotherham,
S61

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Property Key Features

4 Bedrooms

3 Bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £1,057

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit £35,000.00

SDLT Charge £7,300

Legal Fees £1,000.00

Total Investment £43,300.00

Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

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 £600 per calendar month but the potential market rent is

£ 1,057

Returns Based on Rental Income	£600	£1,057
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£105.70
Total Monthly Costs	£512.50	£558.20
Monthly Net Income	£87.50	£498.80
Annual Net Income	£1,050.00	£5,985.60
Net Return	2.42%	13.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,871.60**
Adjusted To

Net Return **8.94%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,885.60**
Adjusted To

Net Return **8.97%**

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 £160,000.



£160,000

3 bedroom semi-detached house for sale

Orchard Flatts Crescent, Wingfield, Rotherham

CURRENTLY ADVERTISED

Marketed from 16 Jun 2026 by William H. Brown, Rotherham

+ Add to report



£150,000

3 bedroom terraced house for sale

Briery Walk, Rotherham, S61

CURRENTLY ADVERTISED

Marketed from 17 Jul 2026 by Yopa, East Midlands & Yorkshire

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

[+ Add to report](#)

Munsbrough Lane, Greasbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 May 2024 to 13 Jul 2024 (45 days) by Bartons, Rotherham

£1,200 pcm



3 bedroom house

[+ Add to report](#)

Green Street, Rotherham, Rotherham, S61

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Nov 2023 to 1 Dec 2023 (3 days) by Mann Lettings, Dartford

£1,100 pcm

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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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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