

LET PROPERTY PACK

INVESTMENT INFORMATION

Headford Street, Sheffield,
S3

227841389

 www.letproperty.co.uk





Property Description

Our latest listing is in Headford Street, Sheffield, S3

Get instant cash flow of **£650** per calendar month with a **11.6%** Gross Yield for investors.

This property has a potential to rent for **£1,125** which would provide the investor a Gross Yield of **20.1%** 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...



Headford Street, Sheffield,
S3

227841389



Property Key Features

Studio Flat

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £201.16 PM

Ground Rent: £28.66 PM

Lease Length: 185 years

Current Rent: £650

Market Rent: £1,125

Lounge



Kitchen



Bed



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £67,000.

ASSUMED PURCHASE PRICE

£ 67,000

SDLT Charge **£3,350**

Legal Fees **£1,000**

Total Investment **£71,350**

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 £650 per calendar month but the potential market rent is

£ 1,125

Returns Based on Rental Income	£650	£1,125
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£201.16	
Ground Rent	£28.66	
Letting Fees	£65.00	£112.50
Total Monthly Costs	£309.82	£357.32
Monthly Net Income	£340.18	£767.68
Annual Net Income	£4,082.16	£9,212.16
Net Return	5.72%	12.91%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,962**
Adjusted To

Net Return **9.76%**

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 £85,000.



£85,000

Studio flat for sale

[+ Add to report](#)

Exeter Drive, Sheffield, S3

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Nov 2022 to 26 Jan 2023 (57 days) by Pure, Manchester



£74,995

Studio flat for sale

[+ Add to report](#)

Headford Street, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 14 Nov 2023 to 2 Aug 2024 (262 days) by NOBLE LIVING (SHEFFIELD) LIMITED, Sheffield

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**.



Studio flat

Flat 4, 305 Glossop Road

NO LONGER ADVERTISED

Marketed from 15 Aug 2023 to 25 Oct 2023 (71 days) by MBA Lettings & Property Management Ltd, Sheffield

+ Add to report

£1,200 pcm



Studio flat

Bloomery Place, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 2 Nov 2023 to 8 Nov 2023 (6 days) by PLATFORM, PLATFORM_in Sheffield

+ Add to report

£1,155 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 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.



www.letproperty.co.uk

Headford Street, Sheffield, S3

PROPERTY ID: 227841389

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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