

LET PROPERTY PACK

INVESTMENT INFORMATION

North Street Rawmarsh,
S62

227339051

 www.letproperty.co.uk





Property Description

Our latest listing is in North Street Rawmarsh, S62

Get instant cash flow of **£675** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£711** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



North Street Rawmarsh,
S62

227339051



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Market Rent: £711

Lounge



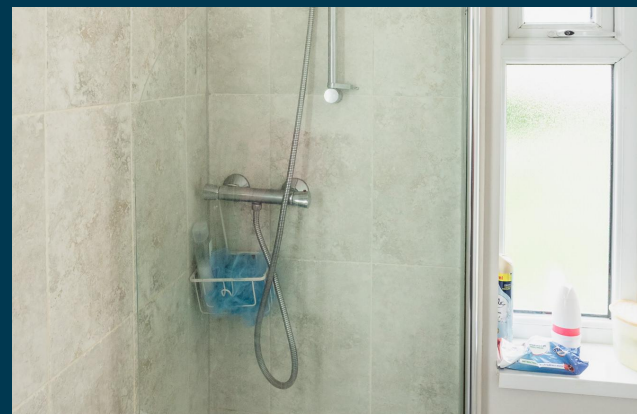
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 711

Returns Based on Rental Income	£675	£711
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£67.50	£71.10
Total Monthly Costs	£457.50	£461.10
Monthly Net Income	£217.50	£249.90
Annual Net Income	£2,610.00	£2,998.80
Net Return	7.05%	8.10%

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 **£1,576.80**
Adjusted To

Net Return **4.26%**

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

Annual Net Income **£1,198.80**
Adjusted To

Net Return **3.24%**

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 £164,950.



£164,950

2 bedroom terraced house for sale

+ Add to report

Don Grange, Mexborough, S64

CURRENTLY ADVERTISED

Marketed from 14 Apr 2026 by Purplebricks, covering Sheffield



£150,000

2 bedroom terraced house for sale

+ Add to report

Mulberry Close, Parkgate, Rotherham

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 Mar 2026 by Uflit, Rotherham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom end of terrace house

+ Add to report

Hollybush St, Rotherham, S62

NO LONGER ADVERTISED

Marketed from 3 Jun 2026 to 13 Jun 2026 (10 days) by OpenRent, London



£830 pcm

2 bedroom terraced house

+ Add to report

Poplar Avenue, Thrybergh, S65 4BA

CURRENTLY ADVERTISED

Marketed from 17 Apr 2026 by Bricknells Rentals, Wickersley

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.



North Street Rawmarsh, S62

227339051



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.



LETPROPERTY