

LET PROPERTY PACK

INVESTMENT INFORMATION

Sovereign, Newbank
House, S1

220495403

 www.letproperty.co.uk





Property Description

Our latest listing is in Sovereign, Newbank House, S1

Get instant cash flow of **£650** per calendar month with a **13.6%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **13.6%** 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...



Sovereign, Newbank
House, S1

220495403



Property Key Features

Studio Flat

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £190.00 pm

Ground Rent: 31.92 pm

Lease Length: 239 years

Current Rent: £650

Kitchen



Bedrooms



Kitchen



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge	£2,875
Legal Fees	£1,000
Total Investment	£61,375

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

£ 650

Returns Based on Rental Income	£650
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£190.00 pm
Ground Rent	£31.92 pm
Letting Fees	£65.00
Total Monthly Costs	£270.00
Monthly Net Income	£380.00
Annual Net Income	£4,560.00
Net Return	7.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,260**
Adjusted To

Net Return **5.31%**



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 £275,000.



2 bedroom town house for sale

+ Add to report

Makers Place, Kelham, Sheffield

NO LONGER ADVERTISED

Marketed from 27 May 2026 to 30 Jun 2026 (33 days) by haus, Sheffield



1 bedroom terraced house for sale

+ Add to report

15 The Row, S3 8FS, Kelham Central

NO LONGER ADVERTISED

Marketed from 30 May 2025 to 26 Mar 2026 (300 days) by Vision Properties, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£899 pcm

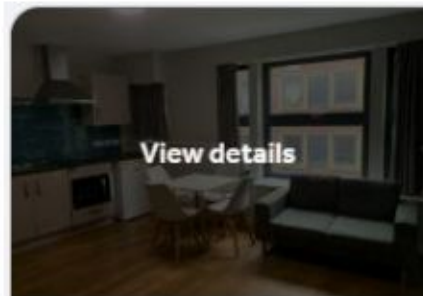
1 bedroom flat

New Bank House, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 6 Nov 2025 to 21 Dec 2025 (44 days) by OpenRent, London

+ Add to report



£850 pcm

1 bedroom apartment

Queen Street, Sheffield, South Yorkshire, S1

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2024 to 27 Feb 2024 (56 days) by Reeds Rains, Sheffield City Living

+ Add to report

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

Sovereign, Newbank House, S1

PROPERTY ID: 220495403

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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