

LET PROPERTY PACK

INVESTMENT INFORMATION

Arnside Road, Rotherham,
S66

228708120

 www.letproperty.co.uk





Property Description

Our latest listing is in Arnside Road, Rotherham, S66

Get instant cash flow of **£675** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£706** which would provide the investor a Gross Yield of **6.9%** 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...



Arnside Road,
Rotherham, S66

228708120



Property Key Features

3 bedrooms

1 bathroom

Dual Living Areas

Pink Aesthetic Interior

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 149 years

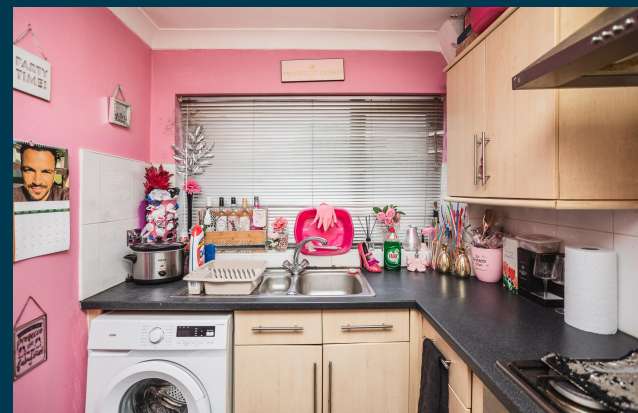
Current Rent: £675

Market Rent: £706

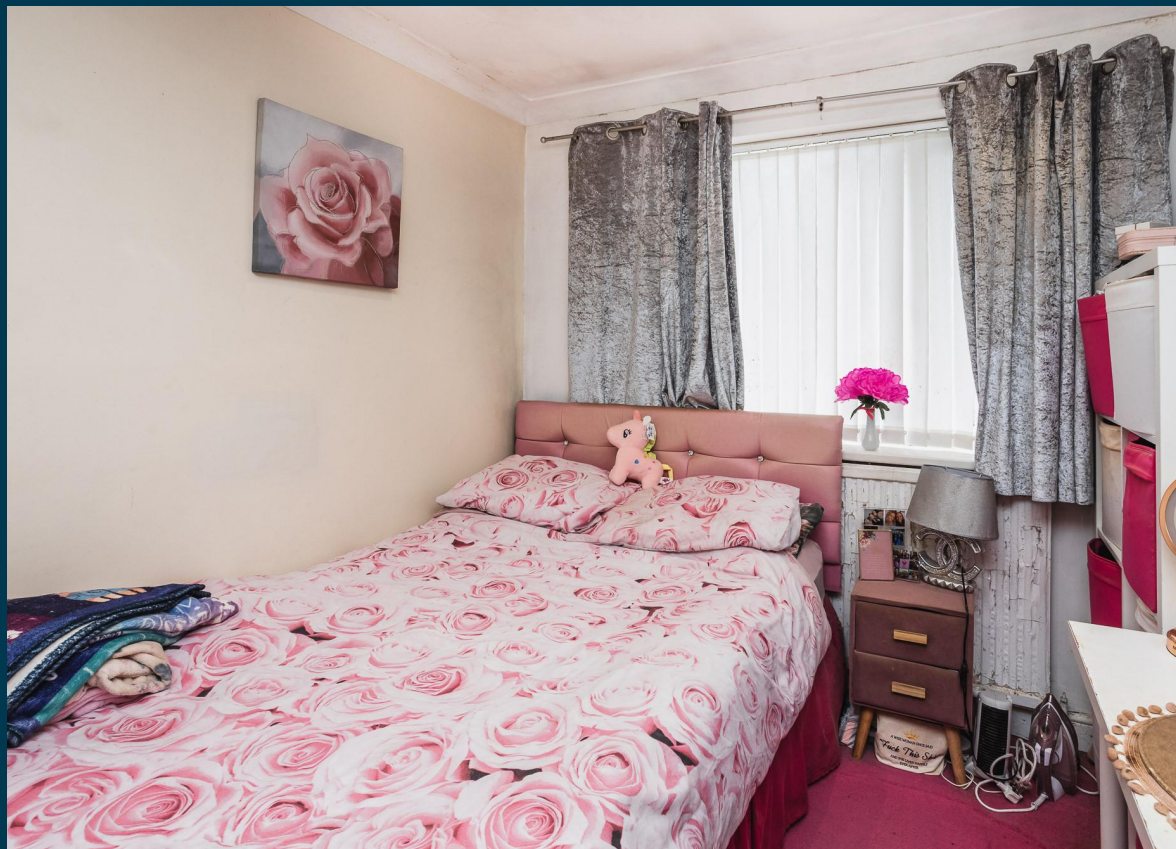
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £123,000.

ASSUMED PURCHASE PRICE

£ 123,000

SDLT Charge £6,150

Legal Fees £1,000

Total Investment £130,150

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 £675 per calendar month but the potential market rent is

£ 706

Returns Based on Rental Income	£675	£706
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£67.50	£70.60
Total Monthly Costs	£82.50	£85.60
Monthly Net Income	£592.50	£620.40
Annual Net Income	£7,110.00	£7,444.80
Net Return	5.46%	5.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,033**
Adjusted To

Net Return **4.64%**

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 £145,000.



3 bedroom terraced house for sale

[+ Add to report](#)

Salisbury Road Maltby, Rotherham, S66

NO LONGER ADVERTISED

Marketed from 20 Sep 2025 to 25 Sep 2025 (5 days) by House Sales Direct, Cheadle

£145,000



3 bedroom semi-detached house for sale

[+ Add to report](#)

Devonshire Road, Maltby, Rotherham, S66 7DQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Oct 2023 to 7 Jun 2024 (247 days) by eXp UK, Yorkshire and The Humber

£140,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

[+ Add to report](#)

Churchill Avenue, Maltby, Rotherham

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 May 2026 to 21 Jul 2026 (70 days) by Haus Sales & Lettings, Covering Yorkshire

£750 pcm



3 bedroom semi-detached house

[+ Add to report](#)

Churchill Avenue, Maltby, ROTHERHAM

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Mar 2023 to 12 Jun 2023 (74 days) by William H. Brown Lettings, Rotherham

£725 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.



Arnside Road, Rotherham, S66

PROPERTY ID: 228708120

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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