

LET PROPERTY PACK

INVESTMENT INFORMATION

Crookes, Sheffield, S10

227270612

 www.letproperty.co.uk





Property Description

Our latest listing is in Crookes, Sheffield, S10

Get instant cash flow of **£700** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£981** which would provide the investor a Gross Yield of **11.8%** 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...



Crookes, Sheffield, S10

227270612



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: £0.10 pm

Lease Length: 699 years

Current Rent: £700

Market Rent: £981

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 100,000.00

SDLT Charge	£5,000
Legal Fees	£1,000
Total Investment	£106,000

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 981



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£700	£981
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.10	
Letting Fees	£70.00	£98.10
Total Monthly Costs	£85.10	£113.20
Monthly Net Income	£614.90	£867.80
Annual Net Income	£7,378.80	£10,413.60
Net Return	6.96%	9.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,452**
Adjusted To



Net Return **7.97%**



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 £130,000.

	<h3>1 bedroom apartment for sale</h3> <p>Tapton House Road, Broomhill</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 8 Jun 2022 to 31 Jan 2023 (237 days) by Spencer The Estate Agent, Sheffield</p>	+ Add to
	<h3>1 bedroom apartment for sale</h3> <p>Crookesmoor Road, Crookesmoor</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 13 May 2022 to 1 Nov 2022 (172 days) by Spencer The Estate Agent, Sheffield</p>	+ Add to

£130,000

£125,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Ad

Flat 3, 11 Lawson Road, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2026 to 17 Jun 2026 (62 days) by Broomhill Property Shop, Sheffield

£1,050 pcm



1 bedroom apartment

Westbourne Road, Broomhill, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Feb 2026 to 1 Apr 2026 (34 days) by Evans Lee, Sheffield

£995 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.



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Crookes, Sheffield, S10

PROPERTY ID: 227270612

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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