

# LET PROPERTY PACK

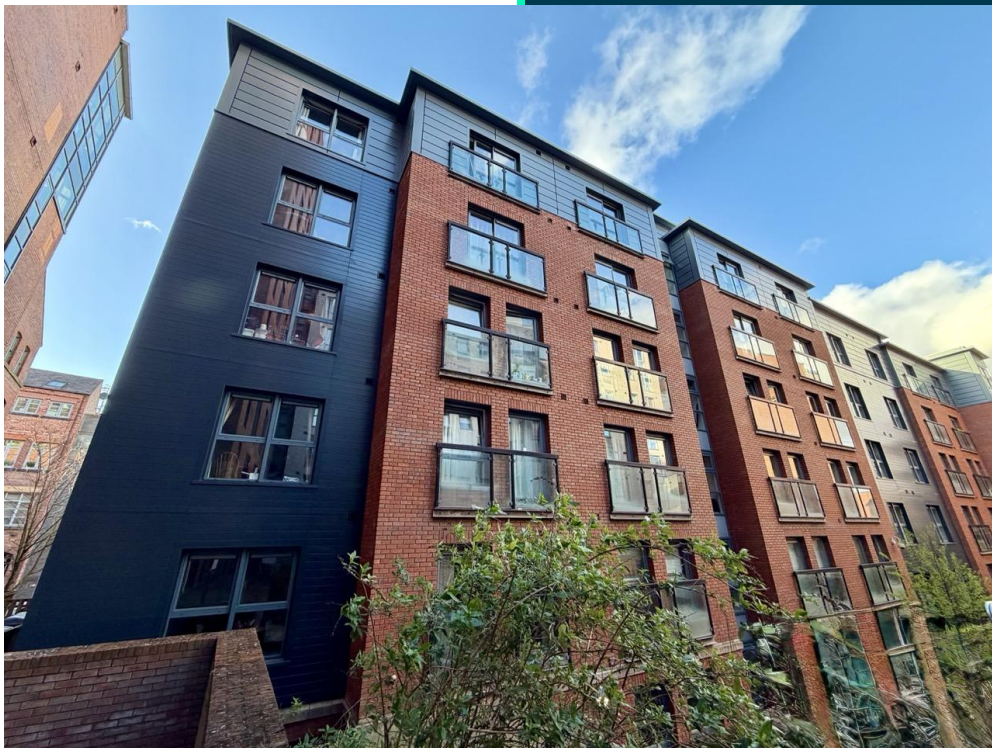
## INVESTMENT INFORMATION

Q4 Apartments, 185 Upper  
Allen Street, Sheffield, S3

225323914

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Q4 Apartments, 185 Upper Allen Street, Sheffield, S3

Get instant cash flow of **£650** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£716** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



Q4 Apartments, 185  
Upper Allen Street,  
Sheffield, S3

225323914



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Kept in good condition**

**Ideally situated for local  
amenities**

**Factor Fees: £67.33 PM**

**Ground Rent: £50.00 PM**

**Lease Length: 107 years**

**Current Rent: £650 PM**

**Market Rent: £716 PM**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £103,500.00 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,500.00

25% Deposit	£25,875.00
SDLT Charge	£5,175
Legal Fees	£1,000.00
Total Investment	£32,050.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 716



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



Returns Based on Rental Income	£650	£716
Mortgage Payments on £77,625.00 @ 5%	£323.44	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£67.33	
Ground Rent	£50.00	
Letting Fees	£65.00	£71.60
<b>Total Monthly Costs</b>	<b>£520.77</b>	<b>£527.37</b>
<b>Monthly Net Income</b>	<b>£129.23</b>	<b>£188.63</b>
<b>Annual Net Income</b>	<b>£1,550.79</b>	<b>£2,263.59</b>
<b>Net Return</b>	<b>4.84%</b>	<b>7.06%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£831.59**  
Adjusted To

Net Return                      **2.59%**

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

Annual Net Income      **£1,311.09**  
Adjusted To

Net Return                      **4.09%**

# 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 £110,000.



£110,000

## 1 bedroom apartment for sale

+ Add to report

Upper Allen Street, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 15 Jan 2025 to 21 Jan 2025 (5 days) by Saxton Mee, Crookes



£105,000

## 1 bedroom flat for sale

+ Add to report

Watery Street, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 23 Feb 2022 to 16 Mar 2022 (20 days) by Reeds Rains, Sheffield City Living

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 1 bedroom flat

+ Add to report

Upper Allen Street, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 19 Aug 2025 to 6 Sep 2025 (18 days) by OpenRent, London



£750 pcm

## 1 bedroom apartment

+ Add to report

Q4, Upper Allen Street, S3

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Nov 2025 to 18 Dec 2025 (23 days) by MorfittSmith, Sheffield

# 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**

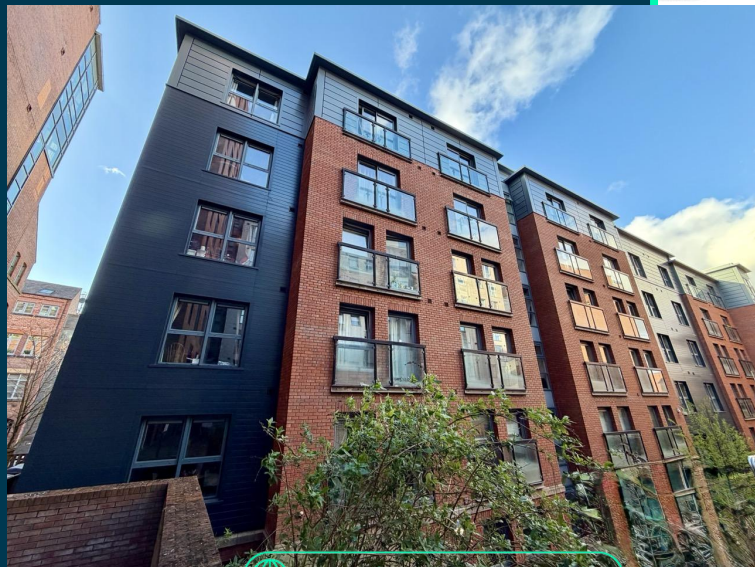
 Current term of tenancy: **2 years+**


 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including  
EICR & Gas Safety in order

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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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**