

LET PROPERTY PACK

INVESTMENT INFORMATION

Batemoor Walk, Sheffield,
S8

227430171

 www.letproperty.co.uk





Property Description

Our latest listing is in Batemoor Walk, Sheffield, S8

Get instant cash flow of **£679** per calendar month with a **12.5%** Gross Yield for investors.

This property has a potential to rent for **£980** which would provide the investor a Gross Yield of **18.1%** 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...



Batemoor Walk, Sheffield,
S8

227430171



Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

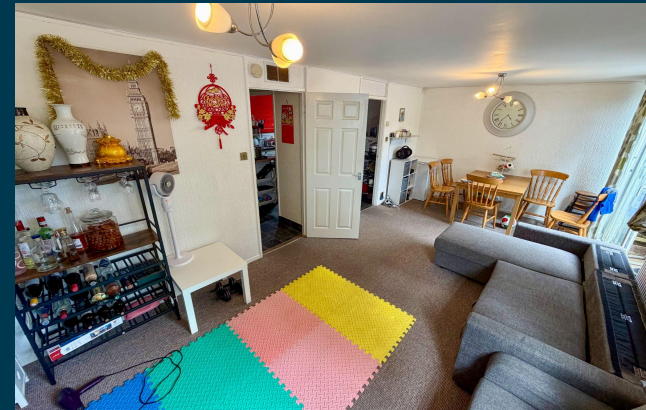
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £679

Market Rent: £980

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 65,000

SDLT Charge	£3,250
Legal Fees	£1,000
Total Investment	£69,250

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 £679 per calendar month but the potential market rent is

£ 980

Returns Based on Rental Income	£679	£980
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£67.90	£98.00
Total Monthly Costs	£82.90	£113.00
Monthly Net Income	£596.10	£867.00
Annual Net Income	£7,153.20	£10,404.00
Net Return	10.33%	15.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,444**
Adjusted To

Net Return **12.19%**

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 £120,000.



£120,000

3 bedroom semi-detached house for sale

+ Add to report

Batemoor Road, Sheffield, S8

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Feb 2022 to 8 Jul 2022 (150 days) by Redbrik, Sheffield



£99,950

3 bedroom end of terrace house for sale

+ Add to report

Batemoor Walk, Sheffield, S8

NO LONGER ADVERTISED

Marketed from 26 Mar 2024 to 30 Apr 2024 (34 days) by Redbrik, Sheffield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,025 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,025 pcm

3 bedroom semi-detached house

Batemoor Road, Sheffield, S8

CURRENTLY ADVERTISED

Marketed from 30 Mar 2026 by Prime Sales and Lettings, Derby

+ Add to report



£950 pcm

3 bedroom semi-detached house

Chesterfield Road South, Sheffield, S8

CURRENTLY ADVERTISED

LET AGREED

Marketed from 9 Oct 2018 by JMC, Sheffield

+ 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**

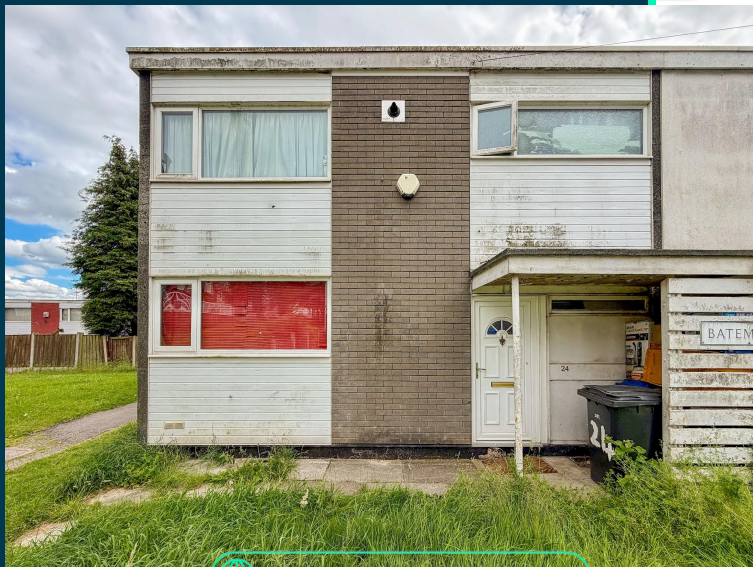
 Fully compliant tenancy: **Yes**

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

Batemoor Walk, Sheffield, S8

PROPERTY ID: 227430171

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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