

LET PROPERTY PACK

INVESTMENT INFORMATION

Moorgate Street, Rotherham,
S60

227671819

 www.letproperty.co.uk





Property Description

Our latest listing is in Moorgate Street, Rotherham, S60

Get instant cash flow of **£2,275** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **8.0%** 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...



Moorgate Street,
Rotherham, S60

227671819



Property Key Features

Portfolio of 3 Flats

3 receptions

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £2,275

Market Rent: £3,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £450,000.00 and borrowing of £337,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 450,000.00

25% Deposit £112,500.00

SDLT Charge £35,000

Legal Fees £1,000.00

Total Investment £148,500.00

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 £2,275 per calendar month but the potential market rent is

£3,000

Returns Based on Rental Income	£2,275	£3,000
Mortgage Payments on £337,500.00 @ 5%	£1,406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£227.50	£300.00
Total Monthly Costs	£1,648.75	£1,721.25
Monthly Net Income	£626.25	£1,278.75
Annual Net Income	£7,515.00	£15,345.00
Net Return	5.06%	10.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,345.00**
Adjusted To

Net Return **6.29%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£8,595.00**
Adjusted To

Net Return **5.79%**

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 £475,000.



£485,000

5 bedroom detached house for sale

College Park Close, Rotherham

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2025 to 7 Oct 2025 (122 days) by Uflit, Rotherham

+ Add to report



£475,000

5 bedroom detached house for sale

Church Street, Greasbrough, Rotherham

NO LONGER ADVERTISED

Marketed from 27 Jun 2025 to 1 Oct 2025 (96 days) by William H. Brown, Rotherham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,500 based on the analysis carried out by our letting team at **Let Property Management**.



£3,500 pcm

5 bedroom house

+ Add to report

Doncaster Road, Rotherham, S65 4PF

NO LONGER ADVERTISED

Marketed from 9 Apr 2025 to 29 Oct 2025 (202 days) by Blundells, Rotherham

RARE OPPORTUNITY | LISTED CHARACTER BUILDING | 5 DOUBLE BEDROOMS | STUNNING VIEWS |

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.



Moorgate Street, Rotherham, S60

227671819

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