

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Selborne Street,  
Rotherham, S65

224819605

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





## Property Description

Our latest listing is in Selborne Street, Rotherham, S65

Get instant cash flow of **£650** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£682** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Street Parking**

**Factor Fees: £0**

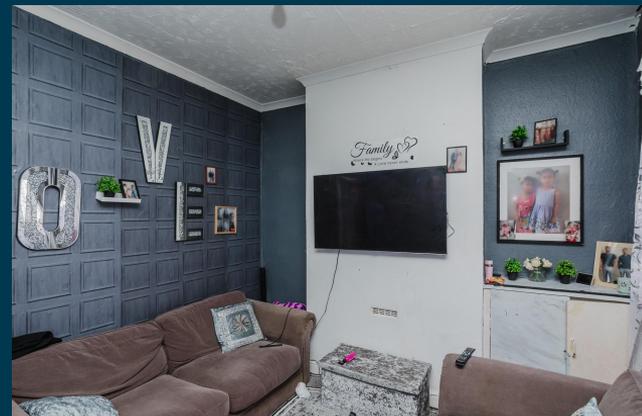
**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £682**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 58,000.00

25% Deposit	£14,500.00
SDLT Charge	£2,900
Legal Fees	£1,000.00
Total Investment	£18,400.00

# 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 £650 per calendar month but the potential market rent is

£ 682

Returns Based on Rental Income	£650	£682
Mortgage Payments on £43,500.00 @ 5%	£181.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£68.20
<b>Total Monthly Costs</b>	<b>£261.25</b>	<b>£264.45</b>
<b>Monthly Net Income</b>	<b>£388.75</b>	<b>£417.55</b>
<b>Annual Net Income</b>	<b>£4,665.00</b>	<b>£5,010.60</b>
<b>Net Return</b>	<b>25.35%</b>	<b>27.23%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,646.60**  
Adjusted To

Net Return                      **19.82%**

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

Annual Net Income      **£4,140.60**  
Adjusted To

Net Return                      **22.50%**

# 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 £90,000.



£90,000

## 2 bedroom end of terrace house for sale

+ Add to report

St. Stephens Road, Rotherham. S65 1PJ

**CURRENTLY ADVERTISED**

Marketed from 10 Feb 2026 by Merryweathers, Rotherham



£85,000

## 2 bedroom terraced house for sale

+ Add to repc

St. Anns Road, Rotherham

**NO LONGER ADVERTISED**

**SOLD STC**

Marketed from 6 Jun 2024 to 25 Jun 2025 (383 days) by Bartons, Rotherham

# 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**.



£750 pcm

## 2 bedroom terraced house

St. Anns Road, Rotherham, S65 1RL

NO LONGER ADVERTISED

Marketed from 14 Jan 2026 to 14 Jan 2026 by Merryweathers, Rotherham

+ Add to report



£725 pcm

## 2 bedroom house

Selborne Street, Eastwood

NO LONGER ADVERTISED

Marketed from 4 Nov 2025 to 13 Nov 2025 (9 days) by Beecroft Estates, Barnsley

+ 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: **5 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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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**