

LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street, Sheffield, S1

225862637

 www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street, Sheffield, S1

Get instant cash flow of **£640** per calendar month with a **64.0%** Gross Yield for investors.

This property has a potential to rent for **£786** which would provide the investor a Gross Yield of **78.6%** 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...



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Property Key Features

Studio Flat

1 Bathroom

Spacious Living Spaces

Close proximity to valuable amenities

Factor Fees: £265.50 PM

Ground Rent: £31.00 PM

Lease Length: 239 years

Current Rent: £640

Market Rent: £786

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 12,000

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£13,000

Projected Investment Return



The monthly rent of this property is currently set at £640 per calendar month but the potential market rent is

£ 786



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



Returns Based on Rental Income	£640	£786
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£265.50	
Ground Rent	£31.00	
Letting Fees	£64.00	£78.60
Total Monthly Costs	£375.50	£390.10
Monthly Net Income	£264.50	£395.90
Annual Net Income	£3,174.00	£4,750.80
Net Return	24.42%	36.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,179**
Adjusted To

Net Return **24.45%**



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 £38,000.



£38,000

1 bedroom apartment for sale

+ Add to report

New Bank House, 100 Queen Street, Sheffield, S1 2FA

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 Apr 2026 by yieldit, Manchester



£28,000

1 bedroom flat for sale

+ Add to report

STUDIO INVESTMENT, New Bank House, Queen Street, Sheffield, S1

CURRENTLY ADVERTISED

Marketed from 11 Feb 2026 by Dales & Shires, Covering Yorkshire & Surrounding Areas

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £936 based on the analysis carried out by our letting team at **Let Property Management**.



£936 pcm

1 bedroom apartment

Deluxe Studio, True Sheffield, Sheffield, S1 4XF

CURRENTLY ADVERTISED

Marketed from 13 Mar 2026 by Blundells, Sheffield Central

+ Add to report



£925 pcm

1 bedroom apartment

City Point, Solly St, Sheffield, S1

CURRENTLY ADVERTISED

Marketed from 24 Apr 2026 by Shefflets, 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.



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Queen Street, Sheffield, S1

PROPERTY ID: 12345678

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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