

LET PROPERTY PACK

INVESTMENT INFORMATION

Egerton Street, Sheffield,
S1

214983119

 www.letproperty.co.uk





Property Description

Our latest listing is in Egerton Street, Sheffield, S1

Get instant cash flow of **£375** per calendar month with a **15.5%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **20.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



Egerton Street, Sheffield,
S1

214983119



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Fitted Kitchen

Factor Fees: £225.00 PM

Ground Rent: £4.17 PM

Lease Length: 989 years

Current Rent: £375

Market Rent: £500

Lounge



Kitchen



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 29,000

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£30,000

Projected Investment Return



The monthly rent of this property is currently set at £375 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£375	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£225.00	
Ground Rent	£4.17	
Letting Fees	£37.50	£50.00
Total Monthly Costs	£281.67	£294.17
Monthly Net Income	£93.33	£205.83
Annual Net Income	£1,119.96	£2,469.96
Net Return	3.73%	8.23%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,470**
Adjusted To

Net Return **4.90%**



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 £65,000.



£65,000

Studio apartment for sale

+ Add to report

Egerton Street, Sheffield

NO LONGER ADVERTISED

Marketed from 7 Jul 2022 to 1 Mar 2023 (236 days) by Flambard Williams Limited, Canary Wharf



£58,000

Studio flat for sale

+ Add to report

Egerton Street, Sheffield, S1

NO LONGER ADVERTISED

Marketed from 30 Nov 2021 to 2 Dec 2021 (1 days) by Vesta, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

Studio flat

Velocity Tower, St. Mary's Gate, Sheffield, S1 4LS

NO LONGER ADVERTISED

Marketed from 25 Jun 2024 to 9 Jul 2024 (14 days) by TIR Lettings Ltd, Sheffield

+ Add to report



£950 pcm

Studio apartment

Velocity Tower, 10 St. Marys Gate, Sheffield, South Yorkshire, S1

NO LONGER ADVERTISED

Marketed from 14 Jun 2024 to 9 Jul 2024 (25 days) by TIR Lettings Ltd, Sheffield

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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

Egerton 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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