

LET PROPERTY PACK

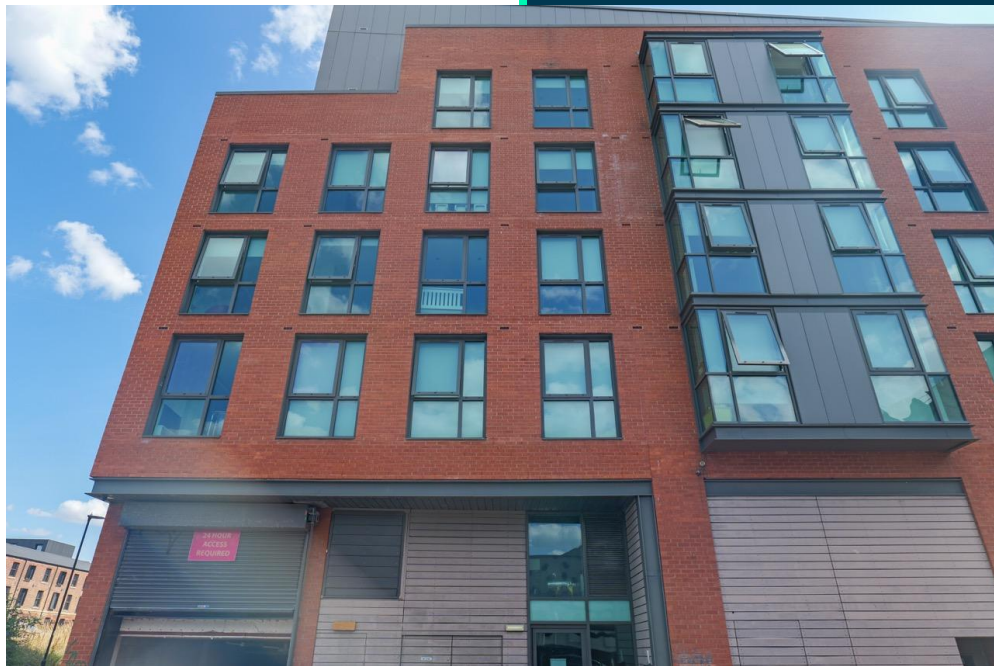
INVESTMENT INFORMATION

Headford Street, Sheffield,
S3

227980061

 www.letproperty.co.uk





Property Description

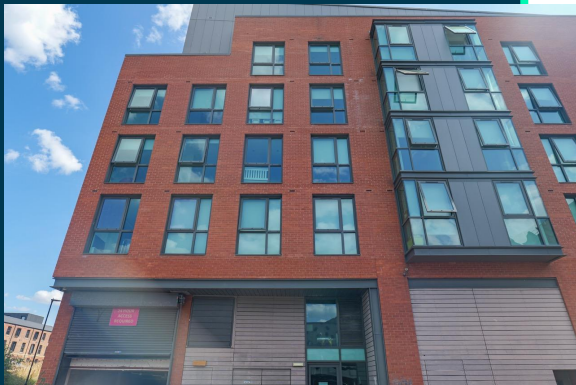
Our latest listing is in Headford Street, Sheffield, S3

Get instant cash flow of **£700** per calendar month with a **21.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **24.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Headford Street, Sheffield,
S3

227980061



Property Key Features

Studio Flat

1 Bathroom

Spacious Shared Spaces

Fully Fitted Kitchen

Factor Fees: £190.00 pm

Ground Rent: £28.00 pm

Lease Length: 185 years

Current Rent: £700.00

Market Rent: £800.00

Kitchen



Living Space



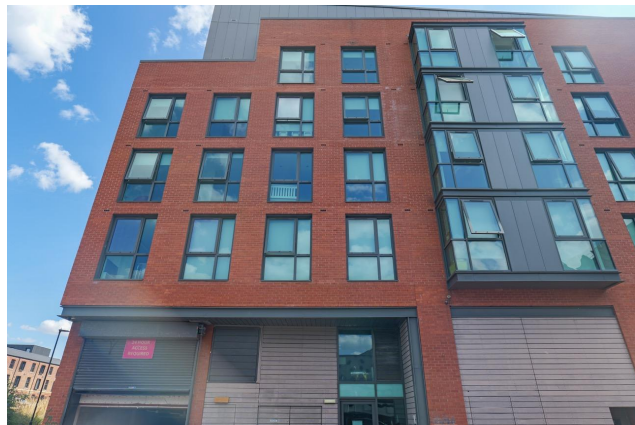
Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 40,000.

ASSUMED PURCHASE PRICE

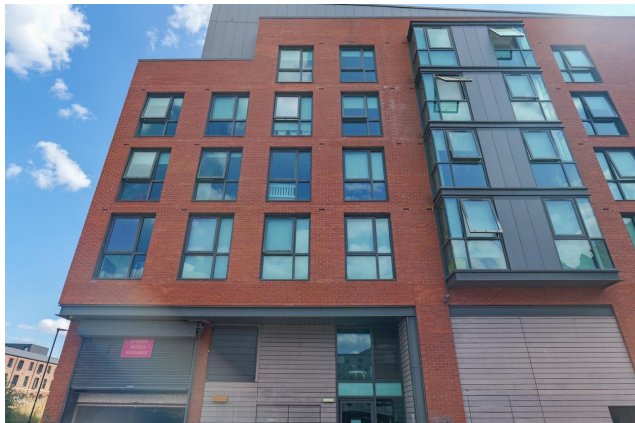
£ 40,000

SDLT Charge £2,000

Legal Fees £1,000

Total Investment £43,000

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is



£ 800

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



Returns Based on Rental Income	£700.00	£800.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£190.00	
Ground Rent	£28.00	
Letting Fees	£70.00	£80.00
Total Monthly Costs	£303.00	£313.00
Monthly Net Income	£397.00	£487.00
Annual Net Income	£4,764.00	£5,844.00
Net Return	11.08%	13.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,244**
Adjusted To

Net Return **9.87%**

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 £50,000.



£50,000

Studio flat for sale

+ Add to report

Printworks, Apt 422, 85 Headford Street, S3 7WQ

NO LONGER ADVERTISED

Marketed from 7 May 2025 to 10 Jul 2025 (64 days) by Eadon Lockwood & Riddle, Banner Cross



£49,000

House share for sale

+ Add to report

London Road, Sheffield, S2

NO LONGER ADVERTISED

Marketed from 20 Nov 2025 to 20 Nov 2025 by Hallam Hills Ltd, Hallam Hills - Student

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

Studio flat

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

NO LONGER ADVERTISED

Marketed from 20 Nov 2025 to 19 Dec 2025 (28 days) by TIR Lettings Ltd, Sheffield

+ Add to rep



£875 pcm

Studio flat

St. Marys Gate, Sheffield, S1

CURRENTLY ADVERTISED

Marketed from 2 Jun 2026 by Linley & Simpson, Sheffield

+ Add to rep

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

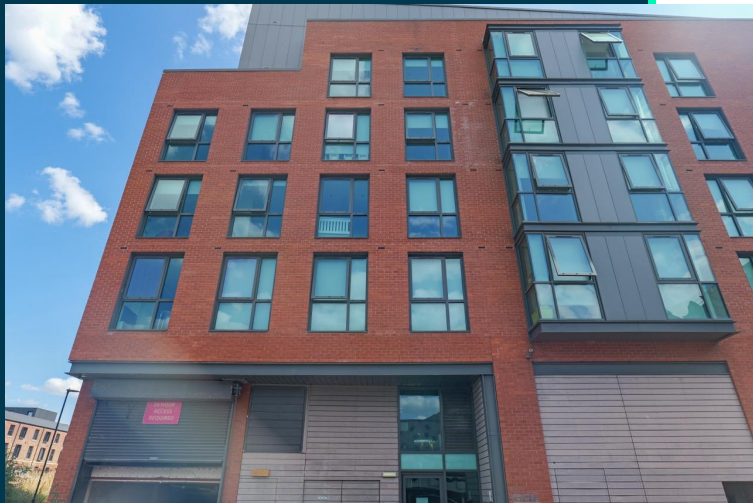


Current term of tenancy: **Moved in within the last 2 years**



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

Headford Street, Sheffield, S3

PROPERTY ID: 227980061

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