

LET PROPERTY PACK

INVESTMENT INFORMATION

1 Church Street, Sheffield,
S1

226910305

 www.letproperty.co.uk





Property Description

Our latest listing is in 1 Church Street, Sheffield, S1

Get instant cash flow of **£800** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£818** which would provide the investor a Gross Yield of **7.8%** 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...



1 Church Street, Sheffield,
S1

226910305



Property Key Features

1

Factor Fees: £140.00

1

Ground Rent: £0.00

Spacious Room

Lease Length: 248

Easy Access to Local Amenities

Current Rent: £800

Market Rent: £818

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 126,500

SDLT Charge	£6,355
Legal Fees	£1,000
Total Investment	£133,855

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 £800 per calendar month but the potential market rent is

£ 818

Returns Based on Rental Income	£800	£818
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£0.00	
Letting Fees	£80.00	£81.80
Total Monthly Costs	£235.00	£236.80
Monthly Net Income	£565.00	£581.20
Annual Net Income	£6,780.00	£6,974.40
Net Return	5.07%	5.21%



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,338**
Adjusted To

Net Return **3.99%**

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 £125,000.



£125,000

1 bedroom flat for sale

+ Add to report

Church Street, Sheffield

NO LONGER ADVERTISED

Marketed from 11 Sep 2025 to 14 Oct 2025 (32 days) by William H. Brown, Crystal Peaks



£120,000

1 bedroom apartment for sale

+ Add to report

St Pauls Square, Sheffield

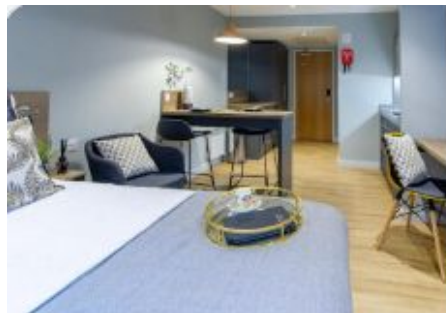
NO LONGER ADVERTISED

Marketed from 15 Jan 2026 to 20 Feb 2026 (36 days) by Alesco Investment Properties, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£975** based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

1 bedroom house

+ Add to report

Crown House West Bar, Sheffield, Sheffield

NO LONGER ADVERTISED

Marketed from 11 Jan 2023 to 12 Aug 2023 (213 days) by HYBR, East London



£950 pcm

2 bedroom house

+ Add to report

****AVAILABLE NOW**** Flat 10, 4 St Peters Close, Sheffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2025 to 29 Jun 2025 (72 days) by Expert Property Shop, Worksop

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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1 Church 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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