

LET PROPERTY PACK

INVESTMENT INFORMATION

Priestley Street, Sheffield,
S2

220272383

 www.letproperty.co.uk





Property Description

Our latest listing is in Priestley Street, Sheffield, S2

Get instant cash flow of **£695** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£765** which would provide the investor a Gross Yield of **11.1%** 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 make for a rewarding addition to an investors portfolio.

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



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S2

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Property Key Features

Studio Flat

1 Bathroom

Open-Plan Lounge and Bed Space

Modern Kitchen with Dining Space

Factor Fees: £193.88 PM

Ground Rent: £25.00 PM

Lease Length: 243 years

Current Rent: £695

Market Rent: £765

Living Space



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £83,000.00 and borrowing of £62,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 83,000.00

25% Deposit	£20,750.00
SDLT Charge	£4,150
Legal Fees	£1,000.00
Total Investment	£25,900.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 765

Returns Based on Rental Income	£695	£765
Mortgage Payments on £62,250.00 @ 5%	£259.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£193.88	
Ground Rent	£25.00	
Letting Fees	£69.50	£76.50
Total Monthly Costs	£562.76	£569.76
Monthly Net Income	£132.25	£195.25
Annual Net Income	£1,586.94	£2,342.94
Net Return	6.13%	9.05%

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 **£812.94**
Adjusted To

Net Return **3.14%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,397.94**
Adjusted To

Net Return **5.40%**

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 £110,000.



£110,000

1 bedroom apartment for sale

Edmund Road, Sheffield

CURRENTLY ADVERTISED

Marketed from 17 Sep 2025 by Saxton Mee, Sheffield

+ Add to report



£105,000

1 bedroom apartment for sale

Fulmar House, Edmund Court, Sheffield, S2 4DJ

CURRENTLY ADVERTISED

Marketed from 3 Sep 2025 by MorfittSmith, Sheffield

+ Add to report

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

1 bedroom apartment

+ Add to report

Norfolk Barracks, Clough Road

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 5 Jun 2025 (83 days) by Leaders Lettings, Sheffield



£825 pcm

1 bedroom apartment

+ Add to report

Riverside House, 3 Edmund Court, S2 4DP

CURRENTLY ADVERTISED

Marketed from 16 Sep 2025 by MorfittSmith, Sheffield

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 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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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.

