

LET PROPERTY PACK

INVESTMENT INFORMATION

Upper Allen Street,
Sheffield, S3

214983948

 www.letproperty.co.uk





Property Description

Our latest listing is in Upper Allen Street, Sheffield, S3

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **13.5%** 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

1 Bedroom

1 Bathroom

Spacious Lounge

Fitted Kitchen

Factor Fees: £67.00 pm

Ground Rent: £25.00 pm

Lease Length: 106 years

Market Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £78,000.00 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 78,000.00

25% Deposit	£19,500.00
SDLT Charge	£3,900
Legal Fees	£1,000.00
Total Investment	£24,400.00

Projected Investment Return



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



Returns Based on Rental Income	£875
Mortgage Payments on £58,500.00 @ 5%	£243.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£67.00
Ground Rent	£25.00
Letting Fees	£87.50
Total Monthly Costs	£438.25
Monthly Net Income	£436.75
Annual Net Income	£5,241.00
Net Return	21.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,491.00**
Adjusted To

Net Return **14.31%**

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

Annual Net Income **£4,371.00**
Adjusted To

Net Return **17.91%**

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 £105,000.

 £105,000	1 bedroom apartment for sale Shire House, 98 Napier Street, Sheffield, S11 8JA NO LONGER ADVERTISED SOLD STC Marketed from 23 Jun 2023 to 1 Mar 2024 (251 days) by Staves Estate Agents, Sheffield Beautifully presented one bedroom apartment Fully furnished Sought after location Close to ...	+ Add to report
 £104,950	1 bedroom flat for sale AG1, Furnival Street, Sheffield NO LONGER ADVERTISED Marketed from 31 May 2024 to 26 Nov 2024 (179 days) by Eadon Lockwood & Riddle, Banner Cross One double bedroom apartment. Well presented. Great location. Juliette Balcony. Modern ba...	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £890 based on the analysis carried out by our letting team at **Let Property Management**.



£890 pcm

1 bedroom apartment

The Ironworks, Sheffield, S3

NO LONGER ADVERTISED

Marketed from 17 Mar 2025 to 19 Mar 2025 (1 days) by Property Sense, Covering Nationwide

Residents Gym | Fully Furnished | Central Location | Roof Terrace | High Speed Broadband | Commun...

+ Add to report



£880 pcm

1 bedroom apartment

Scotland Street, Sheffield, S3

CURRENTLY ADVERTISED

Marketed from 27 Mar 2025 by Plumlife Homes, The Ironworks

4 Weeks Rent Free* | Rooftop garden & ground floor courtyard | Fitness suite | Multimedia room | ...

+ Add to report



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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.



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