

LET PROPERTY PACK

INVESTMENT INFORMATION

Beever Street Goldthorpe, Rotherham, S63

203744119











Property Description

Our latest listing is in Beever Street Goldthorpe, Rotherham, S63

Get instant cash flow of £735 per calendar month with a 7.7% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 9.9% 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...







Beever Street Goldthorpe, Rotherham, S63



2 bedrooms

1 bathroom

Three Piece Bathroom

Everything is Brand New

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £735

Market Rent: £950

203744119

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £115,000 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£28,750.00**

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £33,200.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £735 per calendar month but the potential market rent is

Returns Based on Rental Income	£735	£950
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£73.50	£95.00
Total Monthly Costs	£447.88	£469.38
Monthly Net Income	£287.13	£480.63
Annual Net Income	£3,445.50	£5,767.50
Net Return	10.38%	17.37 %

Return Stress Test Analysis Report





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

£3,867.50

Annual Net Income

C

Adjusted To

Net Return

11.65%

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

Annual Net Income

£4,042.50

Adjusted To

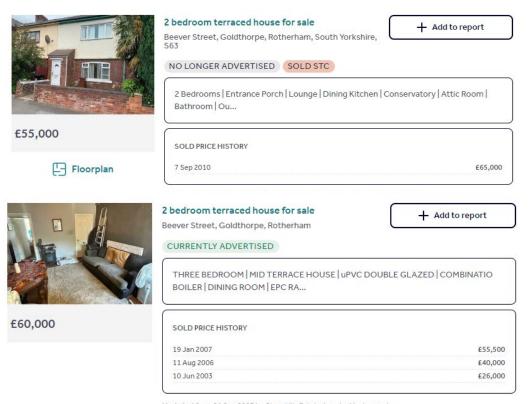
Net Return

12.18%

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.



Marketed from 21 Sep 2023 by Churchills Estate Agents, Mexborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at Let Property Management.



£1,450 pcm

2 bedroom detached house

Ingswell Drive, Notton, Wakefield, West Yorkshire, WF4

NO LONGER ADVERTISED LET AGREED

Detached Property | Two Bedrooms | EPC Grade = B | Council Tax Band = E | Stunning Bespoke Proper...

Marketed from 18 Aug 2022 to 26 Sep 2022 (38 days) by Reeds Rains, Wakefield



£1,400 pcm

2 bedroom detached house

The Granary, Doncaster Road, East Hardwick, WF8

CURRENTLY ADVERTISED

Detached Barn Conversion | Deceptively Large | Oil Fired Central Heating | Character Property ...

Marketed from 14 Feb 2013 by MoveNow Properties, Wakefield

+ Add to report

+ 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



Current term of tenancy: **0-2 years**



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



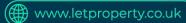
Fully compliant tenancy: YES

Fully compliant tenancy including EICR & Gas Safety in order

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Beever Street Goldthorpe, Rotherham, S63



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.