



MONTROSE STREET

HULL

HU8 7RZ

A FREEHOLD 2 BEDROOM TERRACED HOUSE

£59,995



SUMMARY

TENURE: FREEHOLD

TYPE : 2 BEDROOM TERRACED HOUSE

PRICE : £59,995

CURRENT INCOME OF £6300 PER ANNUM

A GROSS YIELD ON ERV OF : 10.50%

EPC C (69)

INFRASTRUCTURE

C 0.20 MILES FROM MERSEY PRIMARY ACADEMY - PRIMARY ACADEMY

C 0.62 MILES FROM RISE ACADEMY - SECONDARY SCHOOL

C1.9 MILES FROM HULL TRAIN STATION

C 2.6 MILES FROM HULL ROYAL INFIRMARY

A SOURCING FEE OF £3000 + VAT (£3600 INC VAT) PAYABLE BY BUYER ON EXCHANGE OF CONTRACTS TO OSPREY PROPERTY INVESTMENTS

INVESTMENT PERFORMANCE

21.21 %

10.50%

£19k

NET RETURN ON CASH

GROSS YIELD

CASH INVESTMENT FROM

5 YEAR GRAND TOTAL RETURN FORECAST*

5 YEAR NET RENT AFTER FINANCE COSTS AND 5 YEAR PREDICTED CAPITAL APPRECIATION FORECAST

216 % = £37,686

5 YEAR RETURN ON CASH INVESTED



WHY HULL?

£60k - £100k

LOW ABSOLUTE PRICES ON FREEHOLD PROPERTIES

UK Leader

IN OFFSHORE WIND—LOW CARBON TECH / RENEWABLE ENERGY

£1.3 Billion

INVESTMENT FROM TECH & CORPORATES

HULL’S SUCCESS STORY HAS BEEN CEMENTED BY IT’S WINNING OF THE TITLE, “UK CITY OF CULTURE” IN 2017. HULL’S INVESTMENT AND REGENERATION STRATEGY IS UNDERPINNED BY THE THOUSANDS OF NEW JOBS THAT HAVE BEEN CREATED BY THE ONGOING COMMITMENT BY WORLD-CLASS ENERGY, HEALTH AND PHARMACEUTICAL COMPANIES SUCH AS SIEMENS, SMITH & NEPHEW & RECKITT BENCKISER AMONGST OTHERS TO THE CITY.

SIEMENS DEVELOPED ITS OFFSHORE WIND TURBINE PLANT IN HULL WHICH EMPLOYS C 700 STAFF, WHILE SMITH AND NEPHEW NOW EMPLOY C1000 STAFF PRODUCING ADVANCED WOUND MANAGEMENT PRODUCTS. HULL’S EMPLOYMENT RATE HAS INCREASED FASTER THAN THE NATIONAL AVERAGE AND IS NOW THE FASTEST GROWING ECONOMY IN YORKSHIRE. REGNERATION & DEVELOPMENT HAS BEEN A KEY CONTRIBUTOR TO HULL’S SUCCESS, ALONG WITH PREVIOUSLY DESOLATE OFFICE SPACES BEING TRANSFORMED INTO MODERN RESIDENTIAL DEVELOPMENTS. THE CITY IS NOW REGARD-ED AS A GLOBAL PIONEER IN THE USE OF RENEWABLE ENERGY. THE CITY IS ALSO ONE OF THE MOST ENABLED DIGITAL CITIES IN THE WORLD WTH FULL FIBRE TO THE ENTIRE CITY AND SPEEDS OF ONE GIGABIT PER SECOND, SUPPORTED BY 40,000 MBPS OF CONNECTIVITY THROUGH A CXNDC DATA CENTRE. HULL’S GVA IS WORTH OVER £6BN (2019) AND IS GROWING WITH MANUFACTURING AC-COUNTING FOR C25 % OF THE CITY’S PRODUCTIVITY. HULL HOSTS ALMOST 8600 BUSINESS, ALONG WITH SOME GLOBAL RECOGNIZED BRANDS SUCH AS ABP, ARCO, SONOCO-TRIDENT, CRANSWICK PLC, IDEAL HEATING, AUNT BESSIE’S, BP AND CRODA.

OVERVIEW

EAST RIDING OF YORKSHIRE POPULATION C 342,200

TRAIN TO LONDON KING’S CROSS IN 2.5 HOURS

TRAIN TO YORK IN 56 MINUTES

INVESTMENT NOTICE

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CONTACT

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