

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Quarry Bank Mill HD3

201428934

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Quarry Bank Mill HD3

Get instant cash flow of **£625** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **10.1%** 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...**



Quarry Bank Mill HD3

201428934



## Property Key Features

**1 bedroom**

**1 bathroom**

**Good Condition**

**Easy to Access to Local  
Amenities**

**Factor Fees: £123.00**

**Ground Rent: £150.00**

**Lease Length: TBC**

**Current Rent: £625**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £95,000 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£2,850
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£27,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£625	£800
Mortgage Payments on £71,250.00 @ 5%	<b>£296.88</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£123.00</b>	
Ground Rent	<b>£150.00</b>	
Letting Fees	<b>£62.50</b>	<b>£80.00</b>
<b>Total Monthly Costs</b>	<b>£647.38</b>	<b>£664.88</b>
<b>Monthly Net Income</b>	<b>-£22.38</b>	<b>£135.13</b>
<b>Annual Net Income</b>	<b>-£268.50</b>	<b>£1,621.50</b>
<b>Net Return</b>	<b>-0.97%</b>	<b>5.88%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£21.50**  
Adjusted To

Net Return                      **0.08%**

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

Annual Net Income      **£1,996.50**  
Adjusted To

Net Return                      **7.23%**

# 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 £113,000.



£115,000



Floorplan

## 1 bedroom apartment for sale

Quarry Bank Mill, Longwood

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Lovely Corner Apartment With Balcony | No Vendor Chain Involved | Undercroft Parking Space | Spac...

### SOLD PRICE HISTORY

26 Aug 2022	£113,000
-------------	----------

Marketed from 9 Apr 2022 to 15 Dec 2022 (250 days) by Martin & Co, Huddersfield



£120,000



Floorplan

## 1 bedroom apartment for sale

Stony Lane, Longwood, Huddersfield, West Yorkshire, HD3

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

THIRD FLOOR APARTMENT | ONE DOUBLE BEDROOM | BALCONY ACCESS FROM BEDROOM & LOUNGE | ALLOCATED PAR...

### SOLD PRICE HISTORY

23 Oct 2020	£92,000
5 Aug 2016	£98,000
8 Sep 2011	£99,950

Marketed from 23 Jun 2023 to 12 Jan 2024 (203 days) by Ryder & Dutton, Huddersfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000

## 1 bedroom flat for sale

Room 9 Flat 6, 2 Hallgate, Bradford, Bradford, BD1 4NN

+ Add to report

NO LONGER ADVERTISED

\*\*For Sale by Online Auction: Thursday 6th July 2023: 09:00 AM\*\* A Vacant Pod style room forming ...

Marketed from 19 Jun 2023 to 21 Jul 2023 (31 days) by SellProp Auctions, London, Covering National



£1,000

## 1 bedroom flat for sale

Apartment 19 Sunbridge House, 132 Sunbridge Road, Bradford, West Yorkshire, BD1 2PF

+ Add to report

NO LONGER ADVERTISED **SOLD STC**






A First Floor One Bedroom Unit Subject to an Assured Shorthold Tenancy Producing £2,988 Per Annum

Marketed from 8 Jun 2023 to 12 Jul 2023 (33 days) by Auction House London, Hampstead

# 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: **0 - 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.



Quarry Bank Mill HD3

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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.



**LETPROPERTY**