

LET PROPERTY PACK

INVESTMENT INFORMATION

College House
Huddersfield Road , S75
1DS

201430096

 www.letproperty.co.uk





Property Description

Our latest listing is in College House
Huddersfield Road , S75 1DS

Get instant cash flow of **£700** per calendar
month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£950**
which would provide the investor a Gross Yield
of **9.1%** 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...**



College House
Huddersfield Road , S75
1DS

201430096



Property Key Features

2 Bedrooms

1 Bathroom

Parking Space

Good Condition

Factor Fees: £165.00

Ground Rent: £150.00

Lease Length: 900

Current Rent: £700

Market Rent: £950

Lounge



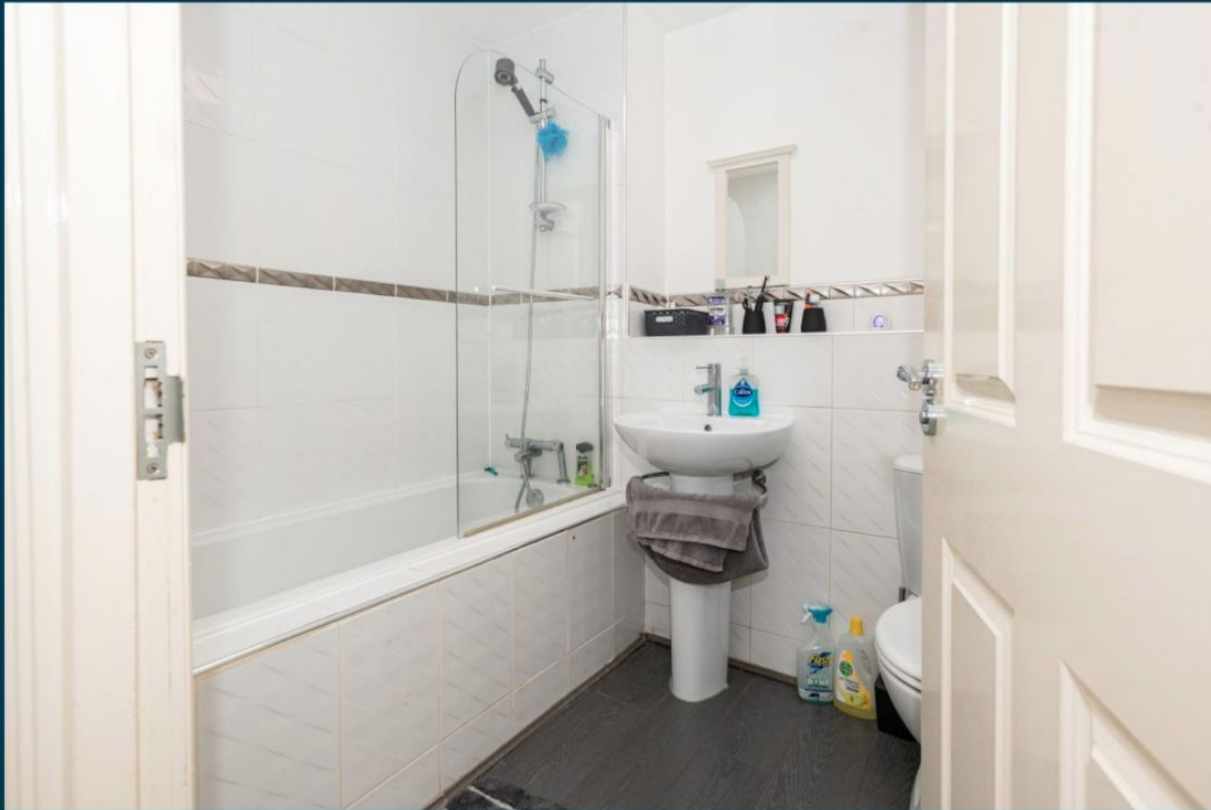
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£36,000.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£700	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£165.00	
Ground Rent	£150.00	
Letting Fees	£70.00	£95.00
Total Monthly Costs	£790.63	£815.63
Monthly Net Income	-£90.63	£134.38
Annual Net Income	-£1,087.50	£1,612.50
Net Return	-3.02%	4.48%

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 Adjusted To **-£287.50**

Net Return **-0.80%**

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

Annual Net Income Adjusted To **£1,537.50**

Net Return **4.27%**

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 £162,950.



£119,950



2 bedroom apartment for sale

Huddersfield Road, Barnsley

+ Add to report

NO LONGER ADVERTISED

Popular Area | No Chain | Modern Living | Parking Space | Secure Entry | Close To Good Schools | ...

SOLD PRICE HISTORY

8 Feb 2006

£162,950

Marketed from 28 Sep 2022 to 6 Jan 2023 (99 days) by Haybrook, Barnsley

Huddersfield Road, Barnsley, S75 1DS



£130,000

NO LONGER ADVERTISED

HIGH CEILINGS | CLOSE TO JUNCTION 37 AND 38 OF THE M1 | GARDEN | OFF STREET PARKING | LIFT WITHIN...

SOLD PRICE HISTORY

7 Jul 2006

£137,950

Marketed from 26 Jun 2019 to 1 Oct 2019 (96 days) by NestledIn, Barnsley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,495 based on the analysis carried out by our letting team at **Let Property Management**.



£1,495 pcm

2 bedroom apartment

Wentworth Terrace, Wakefield

+ Add to report

NO LONGER ADVERTISED LET AGREED

Wentworth Terrace (City Loft) has been designed for those looking for luxury living, open space &...

Marketed from 12 Jul 2023 to 31 Aug 2023 (49 days) by Hodsons Estate Agents, Wakefield



£1,400 pcm

2 bedroom apartment

Blenheim Road, St Johns

+ Add to report

NO LONGER ADVERTISED LET AGREED

Stunning ground floor apartment | Two double bedrooms | Impressive lounge | Fitted dining kitchen...

Marketed from 9 Aug 2022 to 23 Aug 2022 (13 days) by Hodsons Estate Agents, Wakefield

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.



www.letproperty.co.uk

College House Huddersfield Road , S75 1DS

201430096

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.



LETPROPERTY