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## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Water Street, Huddersfield, HD2 2SB

203550503

( www.letproperty.co.uk

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### **Property** Description

Our latest listing is in Water Street, Huddersfield, HD2 2SB

Get instant cash flow of £25,160 per annum with a 6.7% Gross Yield for investors.

With an ideal location, and a reasonable potential rental income, this property is perfect for an investor to earn a reliable rental income over the long term.

Don't miss out on this fantastic investment opportunity...







Water Street, Huddersfield, HD2 2SB

203550503

## Property Key Features

1st Property - 6 Bedroom

2nd Property - 2 Bedroom

Terraced House Split into Two Properties

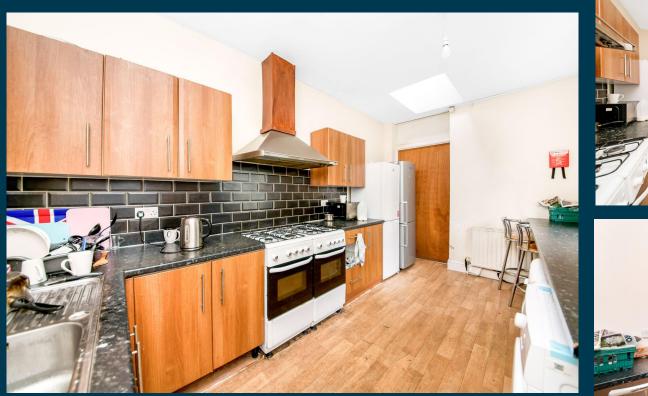
Good Size Garden and Parking

Factor Fees: £0.00

Current Rent: £2,096

### **1st Property - Kitchen**









## **1st Property - Bedrooms**





## **1st Property - Bathroom**







### **2nd Property - Lounge**





## 2nd Property - Kitchen





### Exterior











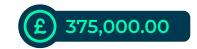
### **Initial** Outlay





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £206,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£93,750.00
SDLT Charge	£17,500
Legal Fees	£1,000.00
Total Investment	£112,250.00

#### **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.

Returns Based on Rental Income	£2,096
Mortgage Payments on £206,250.00 @ 5%	£1,171.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£209.60
Total Monthly Costs	<mark>£1,396.48</mark>
Monthly Net Income	£699.53
Annual Net Income	£8,394.30
Net Return	<mark>7.48%</mark>

#### Return Stress Test Analysis Report





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

Annual Net Income	-£14,242.50
Adjusted To	

Net Return

-12.69%

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

Annual Net Income -£19,867.50 Adjusted To

Net Return

-17.70%

#### Sale Comparables Report



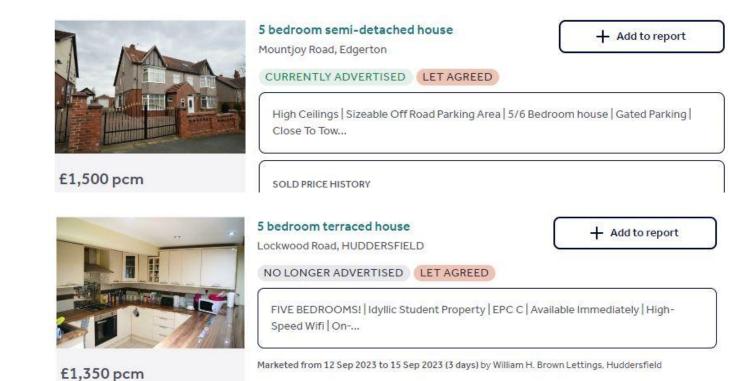
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £350,000.

Non-	9 bedroom terraced house for sale Water Street, Huddersfield	+ Add to report
	NO LONGER ADVERTISED	
	Seven Bedroom HMO With A Two Bedroom Apartment £23,500 NET Annual Rent	Currently Achieving Over
£350,000	SOLD PRICE HISTORY	
🖵 Floorplan	7 Aug 2008	£159,000

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



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

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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Water Street, Huddersfield, HD2 2SB

#### 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.

