

LET PROPERTY PACK

INVESTMENT INFORMATION

Water Street, Huddersfield,
HD2 2SB

203550503

 www.letproperty.co.uk





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



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

£ 375,000.00

| | |
|------------------|-------------|
| 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 | £1,396.48 |
| Monthly Net Income | £699.53 |
| Annual Net Income | £8,394.30 |
| Net Return | 7.48% |

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£14,242.50**

Net Return **-12.69%**

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

Annual Net Income Adjusted To **-£19,867.50**

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.



£350,000



9 bedroom terraced house for sale

Water Street, Huddersfield

+ Add to report

NO LONGER ADVERTISED

Seven Bedroom HMO With A Two Bedroom Apartment | Currently Achieving Over £23,500 NET Annual Rent...

SOLD PRICE HISTORY

7 Aug 2008

£159,000

Marketed from 6 Jul 2022 to 7 Jul 2023 (365 days) by William H. Brown, Huddersfield

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**.



£1,500 pcm

5 bedroom semi-detached house

Mountjoy Road, Edgerton

+ Add to report

CURRENTLY ADVERTISED

LET AGREED

High Ceilings | Sizeable Off Road Parking Area | 5/6 Bedroom house | Gated Parking | Close To Tow...

SOLD PRICE HISTORY



£1,350 pcm

5 bedroom terraced house

Lockwood Road, HUDDERSFIELD

+ Add to report

NO LONGER ADVERTISED

LET AGREED






FIVE BEDROOMS! | Idyllic Student Property | EPC C | Available Immediately | High-Speed Wifi | On-...

Marketed from 12 Sep 2023 to 15 Sep 2023 (3 days) by William H. Brown Lettings, Huddersfield

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: **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.



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.



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