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## **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Celandine Close South Killingholme, Immingham, DN40 3HP

204130305

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Celandine Close South Killingholme, Immingham, DN40 3HP

Get instant cash flow of £450 per calendar month with a 4.5% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 9.5% 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...

#### **LETPR®PERTY**





Celandine Close South Killingholme, Immingham, DN40 3HP

204130305

2 Bedrooms 1 Bathroom Garden Ground Parking Space

Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £450 Market Rent: £950

**Property Key Features** 













## Bedrooms









## Bathroom





## Exterior









Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE

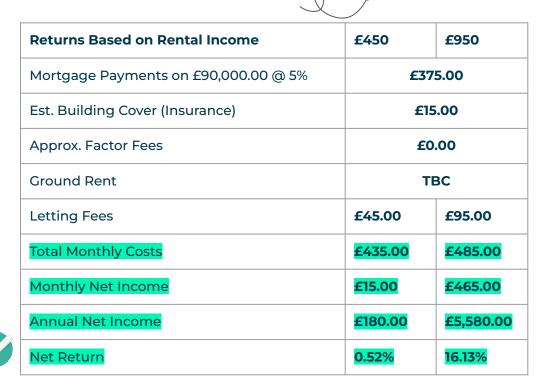


25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

### **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. The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is



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950

#### Return Stress Test Analysis Report





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

Annual Net Income **£3,680.00** Adjusted To

Net Return 10.64%

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

Annual Net Income **£3,780.00** Adjusted To

Net Return

10.92%

### Sale Comparables Report



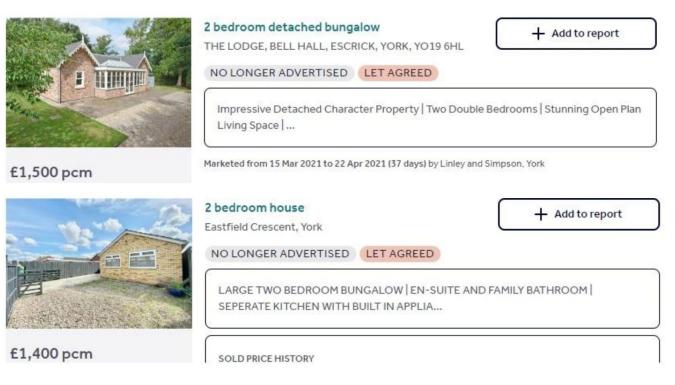
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £167,000.

the second	2 bedroom detached bungalow for sale Garden Village, North Killingholme	- Add to report
	NO LONGER ADVERTISED SOLD STC	
	<sup>•</sup> Two bed detached bungalow   Well presented throughout   Modern road parking wi	n shower room   Off
£162,500	SOLD PRICE HISTORY	
_	17 Jun 2022	£167,000
E Floorplan	15 Jul 2005	£125,000
120	2 bedroom detached bungalow for sale Greengate Lane, South Killingholme	Add to report
	NO LONGER ADVERTISED SOLD STC	
	NO LONGER ADVERTISED SOLD STC Detached bungalow in South Killingholme   No forward chain attach bedrooms   Doub	ned   Two double
E165,000	Detached bungalow in South Killingholme   No forward chain attach	ned   Two double
E165,000	Detached bungalow in South Killingholme   No forward chain attach bedrooms   Doub	ned   Two double

#### **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: 5 years+

Payment history: On time for length of tenancy







#### Celandine Close South Killingholme, Immingham, DN40 3HP

204130305

## 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.

