

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Johns Avenue,
Newsome, Huddersfield,
HD4

206067219

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Johns Avenue Newsome, Huddersfield, HD4

Get instant cash flow of **£7,440** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£8,370** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With long term tenants currently situated and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.

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



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Property Key Features

Portfolio of 6 Flats

Three 3-Bed and 2-Bed Flats

Modern Kitchen and Bathroom

Good Condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £7,440

Market Rent: £8,370

Lounge



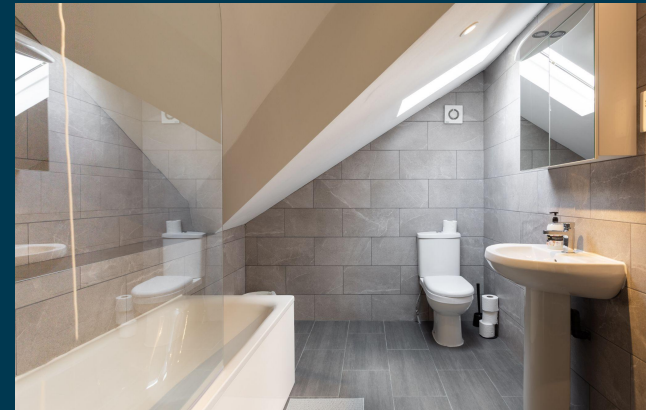
Kitchen



Bedrooms



Bathroom



Exterior





ASSUMED PURCHASE PRICE

£ 1,300,000

25% Deposit	£325,000.00
SDLT Charge	£110,250.00
Legal Fees	£1,000.00
Total Investment	£436,250.00

Figures based on assumed purchase price of £1,300,000.00 and borrowing of £975,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

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 £7,440 per calendar month but the potential market rent is

£ 8,370

Returns Based on Rental Income	£7,440	£8,370
Mortgage Payments on £975,000.00 @ 5%	£4,062.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£744.00	£837.00
Total Monthly Costs	£4,821.50	£4,914.50
Monthly Net Income	£2,619	£3,456
Annual Net Income	£31,422	£41,466
Net Return	7.20%	9.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£24,726**
Adjusted To

Net Return **5.67%**

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

Annual Net Income **£21,966**
Adjusted To

Net Return **5.04%**

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 £2,300,000.



£2,300,000

13 bedroom serviced apartment for sale

Bewsey Road, Warrington, Cheshire, WA2

+ Add to report

CURRENTLY ADVERTISED

Extensively redeveloped to a high standard of specification throughout. | Long Leasehold (815 ye...

Marketed from 12 Feb 2024 by CBRE Ltd, Manchester (Licensed, Leisure and Hotel Property)



£800,000

6 bedroom serviced apartment for sale

Minsters Reach, High Newbiggin Street, York, YO31 7RD

+ Add to report

NO LONGER ADVERTISED SOLD STC

Freehold Holiday Let Business | Four Apartments | Income £100,000pa | Exclusive Development | 100...

Marketed from 26 Oct 2016 to 26 Jun 2017 (242 days) by Hunters, York

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £11,700 based on the analysis carried out by our letting team at **Let Property Management**.



£11,700 pcm

6 bedroom apartment

Flat 7, 42 Bankfield Road, Huddersfield, United Kingdom

+ Add to report

NO LONGER ADVERTISED

Student Mundial Property ID: 6739 - 6 bedroom apartment *Student Cribs are now taking individual ...

Marketed from 15 Mar 2018 to 15 Mar 2018 by Student Mundial, National



£4,247 pcm

8 bedroom flat

Trinity Street, Huddersfield, West Yorkshire, HD1

+ Add to report

NO LONGER ADVERTISED






Great location opposite Greenhead Park | Double en-suite rooms with flat screen TV's | All Bills ...

SOLD PRICE HISTORY

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.



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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.



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