

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. Johns Square,  
Wakefield, WF1

204132450

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in St. Johns Square, Wakefield, WF1

Get instant cash flow of **£800** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£925** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



St. Johns Square,  
Wakefield, WF1

204132450



## Property Key Features

1 Bedroom

1 Bathroom

Modern Lounge and Kitchen

High Ceiling

Factor Fees: £25.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £800

Market Rent: £925

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 190,000

25% Deposit	£47,500.00
SDLT Charge	5700
Legal Fees	£1,000.00
Total Investment	£54,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 925

Returns Based on Rental Income	£800	£925
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£25.00	
Ground Rent	£0.00	
Letting Fees	£80.00	£92.50
<b>Total Monthly Costs</b>	<b>£713.75</b>	<b>£726.25</b>
<b>Monthly Net Income</b>	<b>£86</b>	<b>£199</b>
<b>Annual Net Income</b>	<b>£1,035</b>	<b>£2,385</b>
<b>Net Return</b>	<b>1.91%</b>	<b>4.40%</b>

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      **£535**  
Adjusted To

Net Return                      **0.99%**

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

Annual Net Income      **-£465**  
Adjusted To

Net Return                      **-0.86%**

# 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 £195,000.



£195,000

## 1 bedroom apartment for sale

St. Johns Square, Wakefield, West Yorkshire, WF1

+ Add to report

NO LONGER ADVERTISED SOLD STC

Period Georgian Town House Conversion | Grade Two Listed | Upper Ground Floor One Bedroom Apartme...

Marketed from 23 Jun 2023 to 6 Jun 2024 (348 days) by Holroyd Miller, Wakefield



£160,000

## 1 bedroom apartment for sale

St Johns Square, St Johns, Wakefield

+ Add to report

NO LONGER ADVERTISED

First Floor Apartment | One Bedroom | Spacious & Grade II Listed | No Chain Involved | Recently I...

Marketed from 10 Aug 2015 to 24 Feb 2016 (198 days) by Richard Kendall, Wakefield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## 1 bedroom flat

St. Johns Square, Wakefield, WF1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1661052

Marketed from 31 Mar 2023 to 19 Apr 2023 (19 days) by OpenRent, London



£700 pcm

## 1 bedroom apartment

St. Johns Square, Wakefield, West Yorkshire, WF1

+ Add to report

NO LONGER ADVERTISED






Own Entrance | Permit Parking | EPC-62D | Date Available: Early May 2023 | Rent  
£700.00 | As well...

Marketed from 6 Apr 2023 to 30 Apr 2023 (23 days) by Holroyd Miller, 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: **Within 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.



St. Johns Square, Wakefield, WF1

204132450

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**