

LET PROPERTY PACK

INVESTMENT INFORMATION

Holderness Road Hull, HU9
1ED

209046516

 www.letproperty.co.uk





Property Description

Our latest listing is in Holderness Road Hull, HU9 1ED

Get instant cash flow of **£1,800** per calendar month with a **6.3%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

Multi-Unit Property

Commercial Unit

Residential Flats

Spacious Rooms and Kitchen

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,800

Business Area



Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
Total Investment	£102,350.00

Projected Investment Return



The monthly rent of this property is currently set at £1,800 per calendar month

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	£1,800
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£180.00
Total Monthly Costs	£1,273.13
Monthly Net Income	£526.88
Annual Net Income	£6,322.50
Net Return	6.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£13,117.50**
Adjusted To

Net Return **-12.82%**

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

Annual Net Income **-£18,292.50**
Adjusted To

Net Return **-17.87%**

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 £550,000.



£550,000

5 bedroom terraced house for sale

+ Add to report

Story Street, Hull, Yorkshire, HU1

NO LONGER ADVERTISED

Marketed from 15 May 2023 to 20 Jun 2023 (35 days) by Urban Property, Hull

No Chain Involved | Investment opportunity | Fully Tenanted



£475,000

5 bedroom character property for sale

+ Add to report

Kingston Square, Hull, HU2

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Mar 2023 to 31 Oct 2023 (224 days) by Wigwam Homes, Hull

Conversion to Residential Has Been Approved | Period Grade II Listed Building | Views of Oval Par...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,610 based on the analysis carried out by our letting team at **Let Property Management**.



£2,610 pcm

5 bedroom terraced house

[+ Add to report](#)

95 Grafton Street, Hull, East Riding Of Yorkshire, HU5

NO LONGER ADVERTISED

Marketed from 24 Jul 2024 to 13 Aug 2024 (20 days) by Tradepark Limited, Beverley

5 double bed ensuite house | Ideal for contractors | 50" TV | Bills exclusive



£1,955 pcm

5 bedroom terraced house

[+ Add to report](#)

35 Suffolk Street, Hull, East Riding Of Yorkshire, HU5

NO LONGER ADVERTISED

Marketed from 17 Jan 2023 to 4 Dec 2023 (321 days) by Tradepark Limited, Beverley

Parking available | 2 Bathrooms | 6 Bedrooms | Ideal for contractors/supported living

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: **Moved in within the last 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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