

LET PROPERTY PACK

INVESTMENT INFORMATION

Albemarle Street, Hull, HU3

208894914

 www.letproperty.co.uk





Property Description

Our latest listing is in Albemarle Street, Hull, HU3

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **12.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Albemarle Street, Hull,
HU3

208894914



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £66,000.00 and borrowing of £49,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 66,000.00

25% Deposit	£16,500.00
SDLT Charge	£3,300
Legal Fees	£1,000.00
Total Investment	£20,800.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£700
Mortgage Payments on £49,500.00 @ 5%	£206.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£291.25
Monthly Net Income	£408.75
Annual Net Income	£4,905.00
Net Return	23.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,505.00**
Adjusted To

Net Return **16.85%**

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

Annual Net Income **£3,915.00**
Adjusted To

Net Return **18.82%**

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 £95,000.



£95,000

2 bedroom semi-detached house for sale

+ Add to report

St. Georges Road, Hull, HU3

NO LONGER ADVERTISED SOLD STC

Marketed from 19 Sep 2023 to 19 Jan 2024 (122 days) by Wigwam Homes, Hull

End-Terraced | 2 Double Bedrooms | Rear Garden | Large Kitchen/Diner | Spacious Living Area | Fam...

📊 Sold price history:

[View](#)

📐 Floor plan:

[View](#)



£95,000

3 bedroom terraced house for sale

+ Add to report

Boulevard, Hull, East Riding Of Yorkshire, HU3

NO LONGER ADVERTISED SOLD STC

Marketed from 30 Mar 2023 to 30 Mar 2023 by Ultralets, Beverley

OFFERED EXCLUSIVELY TO INVESTORS - TENANTED THREE-BED TERRACE HOUSE

Rent Comparables Report



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



£700 pcm

2 bedroom terraced house

Perry Street, Hull, HU3

NO LONGER ADVERTISED

Marketed from 28 Jun 2024 to 6 Jul 2024 (7 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2136483

Floor plan:

[View](#)

[+ Add to report](#)



£700 pcm

3 bedroom semi-detached house

College Gardens, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Feb 2022 to 19 Feb 2022 by Peregrine Property, Hull

Modern property | Ideal family home | Driveway | Ample living space | Sought after location | Wel...

[+ Add to report](#)



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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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