

LET PROPERTY PACK

INVESTMENT INFORMATION

Berkeley Street,
Scunthorpe, DN15

209984862

 www.letproperty.co.uk





Property Description

Our latest listing is in Berkeley Street, Scunthorpe, DN15

Get instant cash flow of **£750** per calendar month with a **7.8%** Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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



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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: Freehold

Ground Rent: Freehold

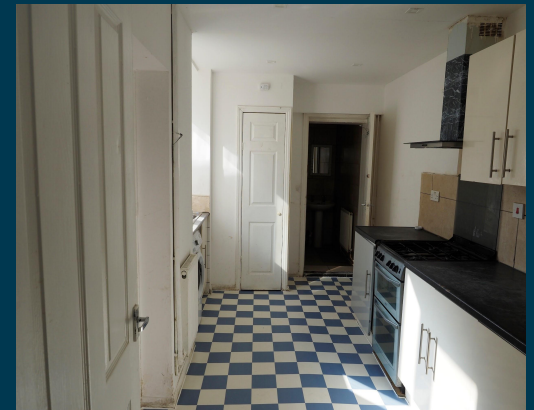
Lease Length: Freehold

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month.

Returns Based on Rental Income	£750
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£449.38
Monthly Net Income	£300.63
Annual Net Income	£3,607.50
Net Return	10.87%

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 Adjusted To **-£4,492.50**

Net Return **-13.53%**

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

Annual Net Income Adjusted To **-£6,217.50**

Net Return **-18.73%**

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 £130,000.



£130,000

3 bedroom block of apartments for sale

+ Add to report

Digby Street, Scunthorpe, DN15

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 9 Nov 2023 to 29 May 2024 (202 days) by Paul Fox, Scunthorpe



£95,000

2 bedroom terraced house for sale

+ Add to report

Digby Street, Scunthorpe

CURRENTLY ADVERTISED

Marketed from 5 Aug 2024 by Bella Properties, Scunthorpe

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,025 based on the analysis carried out by our letting team at **Let Property Management**.



£1,025 pcm

3 bedroom terraced house

Lakeside North, Scunthorpe, DN16

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2023 to 24 Jul 2023 (13 days) by Ascend, Leeds

+ Add to report



£975 pcm

3 bedroom house

Theodore Road, SCUNTHORPE

CURRENTLY ADVERTISED






Marketed from 5 Sep 2024 by William H. Brown Lettings, Scunthorpe

+ Add to report

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: **Move 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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