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LET PROPERTY PACK

INVESTMENT INFORMATION

Lagentium Plaza, Castleford, WF10

211429453

www.letproperty.co.uk

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Property Description

Our latest listing is in Lagentium Plaza, Castleford, WF10

Get instant cash flow of £695 per calendar month with a 7.6% 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 make for a rewarding addition to an investors portfolio.

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





Lagentium Plaza, Castleford, WF10

2 bedrooms 2 bathrooms **Spacious Lounge**

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Property Key Features

Factor Fees: £120 per month **Ground Rent: TBC** Lease Length: leasehold Current Rent: £695







Kitchen





Bedrooms





Bathroom





Exterior





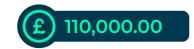
Initial Outlay





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£27,500.00
SDLT Charge	£3,300
Legal Fees	£1,000.00
Total Investment	£31,800.00

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 \bigcirc



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Returns Based on Rental Income	£695
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£120.00
Ground Rent	ТВС
Letting Fees	£69.50
Total Monthly Costs	£548.25
Monthly Net Income	£146.75
Annual Net Income	£1,761.00
Net Return	<mark>5.54%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£371.00** Adjusted To

Net Return 1.17%

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

Annual Net Income **£111.00** Adjusted To

Net Return

0.35%

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.

	2 bedroom flat for sale	+ Add to report
	Lagentium Plaza, Castleford, WF10	
新高	CURRENTLY ADVERTISED	
	Marketed from 4 Sep 2024 by Yopa, East Midlands & Yorkshire	
£130,000		



2 bedroom ground floor flat for sale

+ Add to report

Lagentium Plaza, Castleford

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Apr 2024 to 1 Aug 2024 (121 days) by William H. Brown, Wakefield

£120,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm



2 bedroom apartment

Lagentium Plaza, Castleford, WF10 4PP

NO LONGER ADVERTISED

Marketed from 18 Apr 2024 to 21 Jun 2024 (64 days) by Henry Spencer, Crookes

Lagentium Plaza, Castleford

2 bedroom apartment

(NO LONGER ADVERTISED)

Marketed from 26 May 2023 to 11 Sep 2023 (107 days) by MorfittSmith, Sheffield



+ Add to report

£750 pcm



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

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.



Current term of tenancy: 4 years+

Payment history: On time for length of tenancy





Lagentium Plaza, Castleford, WF10

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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.



Interested in this property investment?

Call us on 0141 478 0985