

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wellfield Mews, Dewsbury,  
WF13

211814627

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





## Property Description

Our latest listing is in Wellfield Mews, Dewsbury, WF13

This property has a potential to rent for **£695** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

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



Wellfield Mews,  
Dewsbury, WF13

211814627



## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £115 PM**

**Ground Rent: TBC**

**Lease Length: 106 years**

**Current Rent: £695**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit £35,000.00

SDLT Charge £4,200

Legal Fees £1,000.00

**Total Investment £40,200.00**

# 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.



Returns Based on Rental Income	£695
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£115 pm
Ground Rent	TBC
Letting Fees	£69.50
Total Monthly Costs	£531.58
Monthly Net Income	£163.42
Annual Net Income	£1,961.04
Net Return	4.88%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£571.04**  
Adjusted To

Net Return                      **1.42%**

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


Annual Net Income      **-£138.96**  
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 £150,000.00.



**2 bedroom terraced house for sale**

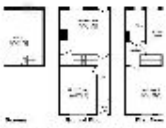
High Street, Heckmondwike, Kirklees, West Yorkshire

**CURRENTLY ADVERTISED**

Marketed from 29 Oct 2024 by Springbok Properties, Nationwide

Council Tax Band A, Freehold | Courtyard To The Rear | New Fencing And Redecorated | Stunning Pr...

**£150,000**



[View floor plan](#)


**Sold price history:** [View](#)

30/09/2021	£134,000
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**EPC:** [View](#)

(Approx.) Sqft: **850 sq ft** Price (£) per sqft: **£176.40**

[+ Add to report](#)



**2 bedroom end of terrace house for sale**

Northfield Terrace, Halifax Road, Heckmondwike

**CURRENTLY ADVERTISED UNDER OFFER**

Marketed from 9 Oct 2024 by Trust Sales & Lettings, Miffield

**£150,000**

**\*\*\*ATTENTION FIRST TIME BUYERS\*\*\* | \*\*SUPERB END TERRACED HOME\*\* | \*\*NO CHAIN\*\* | Lounge and separa...**

[+ 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**



Current term of tenancy: **5 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.



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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.



**LETPROPERTY**