

000

¥

## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Moorlands Avenue West, Dewsbury, WF13

212620562

() www.letproperty.co.uk

#### 





#### **Property** Description

Our latest listing is in Moorlands Avenue West, Dewsbury, WF13

Get instant cash flow of £660 per calendar month with a 7.2% 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...

**ニュアシ:(パ)シ**ゴ:,





#### Moorlands Avenue West, Dewsbury, WF13

212620562

2 Bedrooms Fa 1 Bathroom Gr Spacious Lounge Le

**Property Key Features** 

Modern Kitchen

 $\oslash$ 

Factor Fees: £120 PM Ground Rent: TBC Lease Length: 980 years Current Rent: £660

## Lounge





## **Kitchen**





## Bedrooms





## Bathroom





### Exterior







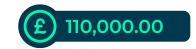






Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### 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 at  $\bigcirc$ 



Returns Based on Rental Income	£660
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£120 pm
Ground Rent	ТВС
Letting Fees	£66.00
Total Monthly Costs	<mark>£544.53</mark>
Monthly Net Income	<b>£115.47</b>
Annual Net Income	<mark>£1,385.64</mark>
Net Return	<mark>4.36%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income **£65.64** Adjusted To

Net Return 0.21%

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

Annual Net Income -£264.36 Adjusted To

Net Return -

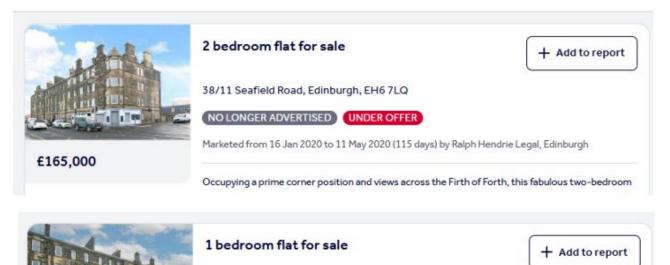
-0.83%

#### Sale Comparables Report

£125,000



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 £165,000.





CURRENTLY ADVERTISED UNDER OFFER

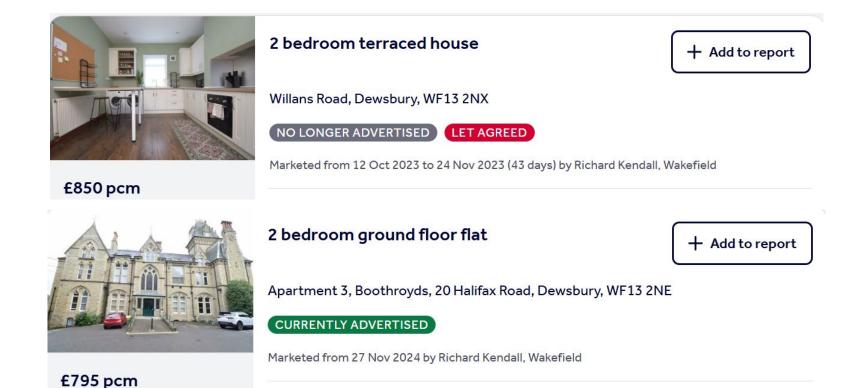
Marketed from 23 Sep 2024 by Coulters, Edinburgh & The Lothians

Immaculately presented second floor flat. | Spacious double bedroom. | Close to Leith Links and W...

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



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: 2 years+

Payment history: On time for length of tenancy





#### Moorlands Avenue West, Dewsbury, WF13

#### 212620562

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