

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Westfield Grove, Wakefield,  
WF1

211990946

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





## Property Description

Our latest listing is in Westfield Grove, Wakefield, WF1

Get instant cash flow of **£525** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **6.7%** 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 investors portfolio.**

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



Westfield Grove,  
Wakefield, WF1

211990946



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £525**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit £31,250.00

SDLT Charge £3,750

Legal Fees £1,000.00

Total Investment £36,000.00

# 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 £525 per calendar month but the potential market rent is

£ 700

| Returns Based on Rental Income       | £525    | £700      |
|--------------------------------------|---------|-----------|
| Mortgage Payments on £93,750.00 @ 5% | £390.63 |           |
| Est. Building Cover (Insurance)      | £15.00  |           |
| Approx. Factor Fees                  | TBC     |           |
| Ground Rent                          | TBC     |           |
| Letting Fees                         | £52.50  | £70.00    |
| Total Monthly Costs                  | £458.13 | £475.63   |
| Monthly Net Income                   | £66.88  | £224.38   |
| Annual Net Income                    | £802.50 | £2,692.50 |
| Net Return                           | 2.23%   | 7.48%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,292.50**  
Adjusted To

Net Return                      **3.59%**

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


Annual Net Income      **£817.50**  
Adjusted To

Net Return                      **2.27%**

# 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 £130,000.00.



**1 bedroom apartment for sale** [+ Add to report](#)


South Parade, Wakefield

**NO LONGER ADVERTISED** **UNDER OFFER**


Marketed from 22 Mar 2023 to 25 Mar 2023 (2 days) by Hodsons Estate Agents, Wakefield

£130,000

Ground floor apartment | [Show home available to view](#) | [Outstanding level of specification](#) | [Show ...](#)



[View floor plan](#)



**1 bedroom apartment for sale** [+ Add to report](#)

South Parade, Wakefield

**NO LONGER ADVERTISED**

Marketed from 29 Nov 2022 to 30 Nov 2022 (1 days) by Hodsons Estate Agents, Wakefield


£130,000

Ground floor apartment | [Show home available to view](#) | [Outstanding level of specification](#) | [Show ...](#)


# 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



View floor plan

### 1 bedroom flat

Parklands Manor, Tuke Grove, Wakefield, West Yorkshire, WF1

**NO LONGER ADVERTISED** **LET AGREED**


Marketed from 16 Oct 2024 to 11 Nov 2024 (26 days) by Linley & Simpson, Wakefield

ONE BEDROOM FIRST FLOOR APARTMENT | WELL PRESENTED THROUGHOUT | LOCATED NEXT TO PINDERFIELDS HOSP...

EPC: [View](#)

(Approx.) Sqft: **538 sq ft** Price (£) per sqft: **£1.30**

[+ Add to report](#)



£700 pcm

### 1 bedroom apartment

Grosvenor House, Union Street

**CURRENTLY ADVERTISED** **LET AGREED**

Marketed from 15 Oct 2024 by Martin & Co, Wakefield

Recently Refurbished | First Floor Apartment | One Bedroom | Neutrally Decorated | Fully Furnishe...

[+ 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.



Westfield Grove, Wakefield, WF1

211990946

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**