

LET PROPERTY PACK

INVESTMENT INFORMATION

Westfield Grove, Wakefield, WF1

211990946









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 ensures 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



1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £525

Market Rent: £700

211990946

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



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

1	(£)	700
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Returns Based on Rental Income	£525	£700	
Mortgage Payments on £93,750.00 @ 5%	£39	£390.63	
Est. Building Cover (Insurance)	£15	£15.00	
Approx. Factor Fees	TE	ТВС	
Ground Rent	TE	ТВС	
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

£1,292.50

Annual Net Income

Adjusted To

3.59%

Net Return

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

Annual Net Income

£817.50

Adjusted To

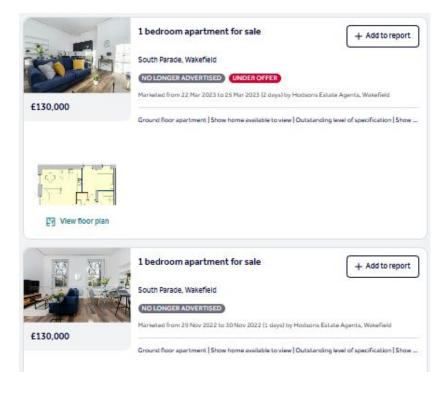
Net Return

2.27%

Sale Comparables Report



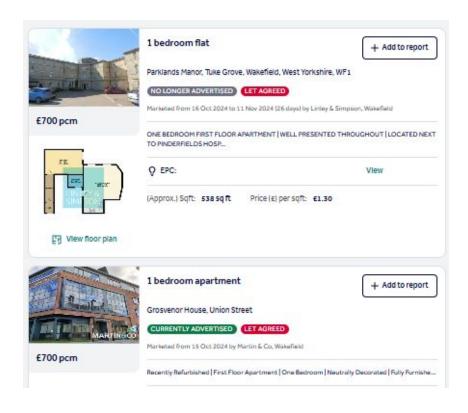
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.00.



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**.



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.





Interested in this property investment?

Call us on **0141 478 0985**

Westfield Grove, Wakefield, WF1



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.