

LET PROPERTY PACK

INVESTMENT INFORMATION

Westgate, Wakefield,
WF1 1JX

213099446

 www.letproperty.co.uk





Property Description

Our latest listing is in Westgate, Wakefield, WF1 1JX

Get instant cash flow of **£7,532** per calendar month with a **8.3%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Wakefield, it will make for a reliable long term investment for an investor.

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



Westgate, Wakefield,
WF1 1JX

213099446



Property Key Features

Commercial Units

Residential Flats

Spacious Rooms

Spacious Lounge

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £7,532

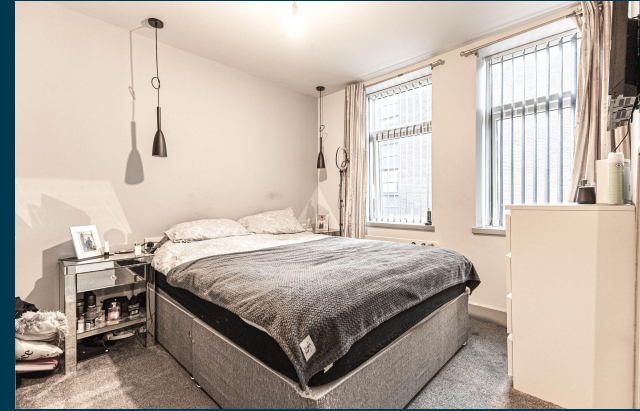
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £1,092,000.00 and borrowing of £819,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,092,000.00

25% Deposit	£273,000.00
SDLT Charge	£83,210
Legal Fees	£1,000.00
Total Investment	£357,210.00

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	£7,532
Mortgage Payments on £819,000.00 @ 5%	£3,412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£753.20
Total Monthly Costs	£4,180.70
Monthly Net Income	£3,351.30
Annual Net Income	£40,215.60
Net Return	11.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£25,151.60**
Adjusted To

Net Return **7.04%**

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

Annual Net Income **£23,835.60**
Adjusted To

Net Return **6.67%**

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: **2 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.



Westgate, Wakefield, WF1 1JX

213099446

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