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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Blackthorn Drive, Huddersfield, HD3

213715315

www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Blackthorn Drive, Huddersfield, HD3

Get instant cash flow of £595 per calendar month with a 4.9% Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **5.4%** 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...

#### **LE7PR®PERTY**





Blackthorn Drive, Huddersfield, HD3

213715315

Property Key Features

2 Bedroom 2 Bathroom

Lounge and Kitchen Spacious Rooms Factor Fees: £125 pm Ground Rent: £16.8 pm Lease Length: 978 years Current Rent: £595 Market Rent: £650







## **Kitchen**





## **Bedrooms**





## Bathroom











## **Initial** Outlay



Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



#### ASSUMED PURCHASE PRICE



25% Deposit	£36,250.00
SDLT Charge	£7,250
Legal Fees	£1,000.00
Total Investment	£44,500.00

## **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 £595 per calendar month but the potential market rent is



LETORNDER

Returns Based on Rental Income	£595	£650
Mortgage Payments on £108,750.00 @ 5%	£45	53.13
Est. Building Cover (Insurance)	£15	5.00
Approx. Factor Fees	£12	5.00
Ground Rent	£16	5.80
Letting Fees	£59.50	£65.00
Total Monthly Costs	£669.43	£674.93
Monthly Net Income	-£74.43	-£24.93
Annual Net Income	-£893.10	-£299.10
Net Return	- <b>2.01%</b>	-0.67%

### Return Stress Test Analysis Report





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

Annual Net Income -£1,599.10 Adjusted To

Net Return -3.59%

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

Annual Net Income -£2,272.50 Adjusted To

Net Return -5.11%



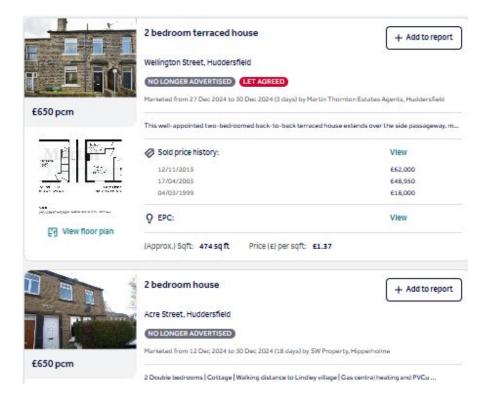
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £155,000.00.

	2 bedroom apartment for sale	+ Add to report
<u>III II I I I</u>	Tennyson Avenue, Huddersfield, HD3	
	CURRENTLY ADVERTISED	
£155.000	Marketed from 25 Aug 2024 by Simon Blyth, Huddersfield	
	Purpose built 2 double bedroom apartment   Close to village amer	nities and M62   Popular location
View floor plan		
E View floor plan		
E View floor plan	2 bedroom apartment for sale	+ Add to report
C View floor plan		
	2 bedroom apartment for sale	
View floor plan	2 bedroom apartment for sale Apt 9, 164 Laund Road, Salendine Nook, Huddersfield, HD	

## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £650 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: **5 years +** 

Payment history: On time for length of tenancy





#### Blackthorn Drive, Huddersfield, HD3

#### 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