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LET PROPERTY PACK

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INVESTMENT INFORMATION

Queensgate Street, Hull, HU3

212636693

🌐 www.letproperty.co.uk 🕽

LETPR[®]**PERTY**





Property Description

Our latest listing is in Queensgate Street, Hull, HU3

Get instant cash flow of £1,450 per calendar month with a 7.6% 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...





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Property Key Features

5 bedrooms Multiple Bathrooms Spacious Rooms Garden Ground Space

Factor Fees: TBC Ground Rent: TBC Lease Length: freehold Current Rent: £1,450











Kitchen









Bedrooms





Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£57,500.00
SDLT Charge	£11,500
Legal Fees	£1,000.00
Total Investment	£70,000.00

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 £1,450 per calendar month.

Mortgage Payments on £172,500.00 @ 5%	£718.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£145.00
Total Monthly Costs	£878.75
Monthly Net Income	£571.25
Annual Net Income	£6,855.00
Net Return	<mark>9.79%</mark>

ETORADER

Return Stress Test Analysis Report





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

Annual Net Income **£3,955.00** Adjusted To

Net Return 5.65%

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

Annual Net Income **£3,405.00** Adjusted To

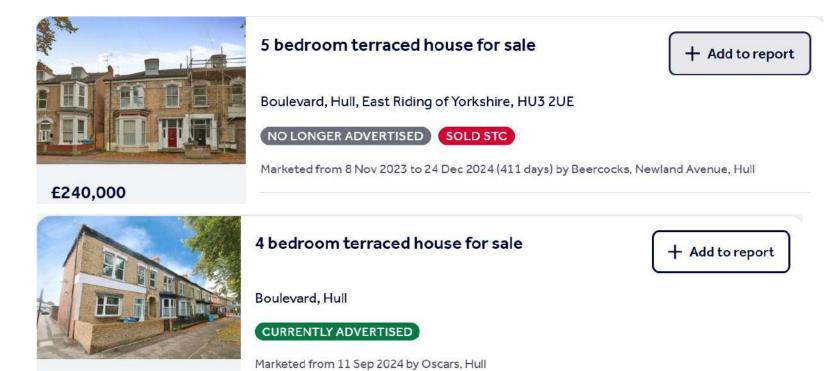
Net Return

4.86%

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 £240,000.



£185,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,739 based on the analysis carried out by our letting team at Let Property Management.

5 bedroom terraced house

23 Lonsdale Street, Hull, East Riding Of Yorkshire, HU3

Marketed from 21 Feb 2024 to 8 Jan 2025 (322 days) by Tradepark Limited, Beverley £1,739 pcm

£900 pcm

4 bedroom terraced house

St. Matthew Street, HULL

NO LONGER ADVERTISED

CURRENTLY ADVERTISED

Marketed from 27 Jan 2025 by William H. Brown Lettings, Hull (Holderness Road)







Add to report +

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





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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.

