

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Queensgate Street, Hull,  
HU3

212636693

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





## 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

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 230,000.00

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.

Returns Based on Rental Income	£1,450
Mortgage Payments on £172,500.00 @ 5%	£718.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£145.00
Total Monthly Costs	£878.75
Monthly Net Income	£571.25
Annual Net Income	£6,855.00
Net Return	9.79%

# 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.



**£240,000**

## 5 bedroom terraced house for sale

+ Add to report

Boulevard, Hull, East Riding of Yorkshire, HU3 2UE

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Nov 2023 to 24 Dec 2024 (411 days) by Beercocks, Newland Avenue, Hull



**£185,000**

## 4 bedroom terraced house for sale

+ Add to report

Boulevard, Hull

CURRENTLY ADVERTISED

Marketed from 11 Sep 2024 by Oscars, Hull



# 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**.



**£1,739 pcm**

## 5 bedroom terraced house

+ Add to report

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

NO LONGER ADVERTISED

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



**£900 pcm**

## 4 bedroom terraced house

+ Add to report

St. Matthew Street, HULL

CURRENTLY ADVERTISED

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

# 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.



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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.



**LETPROPERTY**