

LET PROPERTY PACK

INVESTMENT INFORMATION

George Street, Normanton, WF6 2LT

213579486











Property Description

Our latest listing is in George Street, Normanton, WF6 2LT

Get instant cash flow of £1,781 per calendar month with a 9.5% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







George Street, Normanton, WF6 2LT



Property Key Features

4 Bedrooms

1 Bathroom

HMO Investment

Likely to attract enquiries from Serious Investors & Developers

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,781

213579486

Lounge





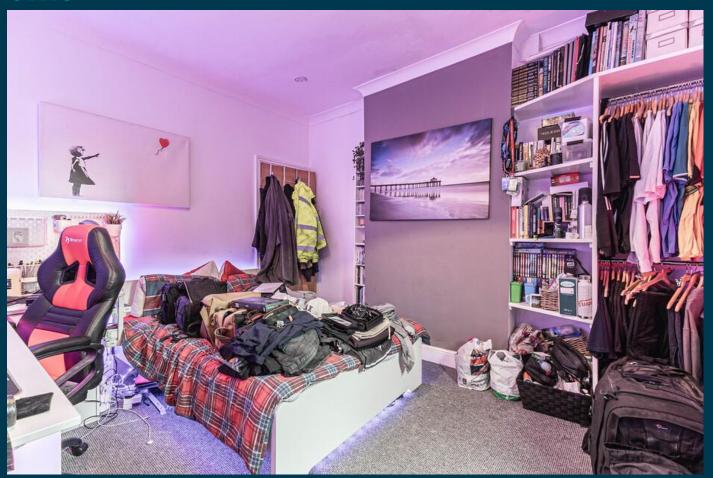
Kitchen





Bedrooms





Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of £224,000.00 and borrowing of £168,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£56,000.00**

SDLT Charge £11,200

Legal Fees £1,000.00

Total Investment £68,200.00

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	£1,781
Mortgage Payments on £168,000.00 @ 5%	£700.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£178.10
Total Monthly Costs	£893.10
Monthly Net Income	£887.90
Annual Net Income	£10,654.80
Net Return	15.62%

Return Stress Test Analysis Report





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

Annual Net Income

£7,092.80

Adjusted To

Net Return

10.40%

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

Annual Net Income

£7,294.80

Adjusted To

Net Return

10.70%

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 £249,950.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,802 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: 4 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**



George Street, Normanton, WF6 2LT



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.