

LET PROPERTY PACK

INVESTMENT INFORMATION

Regent Street, Wakefield,
WF1

214251499

 www.letproperty.co.uk





Property Description

Our latest listing is in Regent Street, Wakefield, WF1

Get instant cash flow of **£2,020** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£2,415** which would provide the investor a Gross Yield of **13.6%** if the rent was increased to market rate.

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...



Regent Street, Wakefield,
WF1

214251499



Property Key Features

4 bedrooms

4 bathrooms

Spacious Lounge & Kitchen

Multiple Bathrooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £2,020

Market Rent: £2,415

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £212,750.00 and borrowing of £159,562.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 212,750.00

25% Deposit £53,187.50

SDLT Charge £10,638

Legal Fees £1,000.00

Total Investment £64,825.00

Projected Investment Return



The monthly rent of this property is currently set at £2,020 per calendar month but the potential market rent is

£ 2,415

Returns Based on Rental Income	£2,020	£2,415
Mortgage Payments on £159,562.50 @ 5%	£664.84	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£202.00	£241.50
Total Monthly Costs	£881.84	£921.34
Monthly Net Income	£1,138.16	£1,493.66
Annual Net Income	£13,657.88	£17,923.88
Net Return	21.07%	27.65%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£13,093.88**
Adjusted To

Net Return **20.20%**

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

Annual Net Income **£14,732.63**
Adjusted To

Net Return **22.73%**

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 £200,000.



£210,000

4 bedroom end of terrace house for sale

+ Add to ref

Claremont Street, Wakefield

NO LONGER ADVERTISED

Marketed from 23 Dec 2021 to 28 Dec 2021 (4 days) by William H. Brown, Wakefield



£190,000

4 bedroom terraced house for sale

+ Add to ref

Welbeck Street, Wakefield

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Mar 2023 to 13 Oct 2023 (210 days) by William H. Brown, Wakefield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,312 based on the analysis carried out by our letting team at **Let Property Management**.



£4,312 pcm

4 bedroom terraced house

Broomsleigh Street, West Hampstead, NW6

NO LONGER ADVERTISED

Marketed from 2 Oct 2017 to 7 Dec 2017 (66 days) by Jonathan Arron Residential, London

+ Add to report



£4,117 pcm

4 bedroom terraced house

Broomsleigh Street, West Hampstead, NW6

NO LONGER ADVERTISED

Marketed from 4 Sep 2019 to 8 Jan 2020 (125 days) by Jonathan Arron Residential, London

+ Add to report

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



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