

LET PROPERTY PACK

INVESTMENT INFORMATION

Regent Street, Wakefield, WF1

214251499











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



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









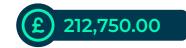
Initial Outlay





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



25% Deposit **£53,187.50**

SDLT Charge £10,638

Legal Fees £1,000.00

Total Investment £64,825.00

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 £2,020 per calendar month but the potential market rent is



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	ТВС	
Ground Rent	ТВС	
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 %

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

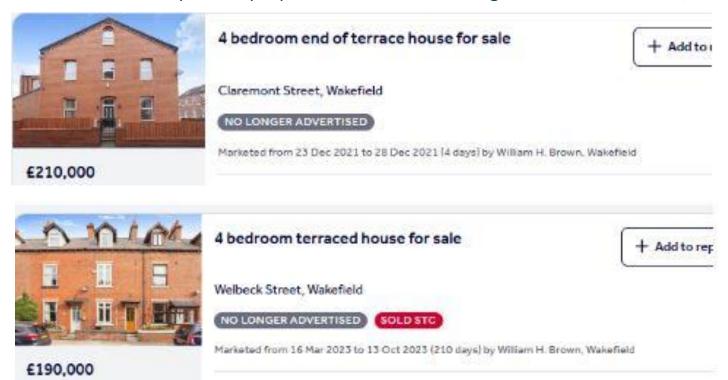
Net Return

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.



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 bedroom terraced house

+ Add to report

Broomsleigh Street, West Hampstead, NW6

NO LONGER ADVERTISED

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

£4,312 pcm



4 bedroom terraced house

+ Add to report

Broomsleigh Street, West Hampstead, NW6

NO LONGER ADVERTISED

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

£4,117 pcm

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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Regent Street, Wakefield, WF1



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.