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LET PROPERTY PACK

INVESTMENT INFORMATION

Phoenix House, High Street, Hull, HU1 1NR

215319540

(www.letproperty.co.uk





Property Description

Our latest listing is in Phoenix House,High Street, Hull, HUI 1NR

Get instant cash flow of £550 per calendar month with a 7.5% 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...







Phoenix House,High Street, Hull, HUI 1NR

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Property Key Features

1 Bedroom

1 Bathroom

Three-Piece Bathroom

Well-Maintained Property

Factor Fees: £58.33 pm Ground Rent: TBC Lease Length: 987 years Current Rent: £550

Lounge





Kitchen





Bedrooms





Bathroom





Exterior



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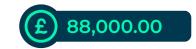






Figures based on assumed purchase price of £88,000.00 and borrowing of £66,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£22,000.00
SDLT Charge	£4,400
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month



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	£550	£550
Mortgage Payments on £66,000.00 @ 5%	£275.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£58.33	
Ground Rent	твс	
Letting Fees	£55.00	£55.00
Total Monthly Costs	£403.33	£403.33
Monthly Net Income	£146.67	£146.67
Annual Net Income	£1,760.04	£1,760.04
Net Return	<mark>6.42%</mark>	<mark>6.42%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£660.04** Adjusted To

Net Return 2.41%

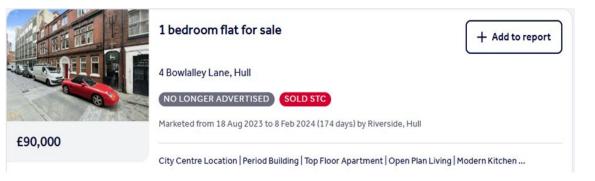
If Interest Rates increased by 2% (from 5% to %)

Annual Net Income **£440.04** Adjusted To

Net Return

1.61%

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 £90,000.







Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at Let Property Management.



	1 bedroom flat	+ Add to report
	Beverley Road, Hull	
	NO LONGER ADVERTISED	
£565 pcm	Marketed from 12 Feb 2025 to 26 Mar 2025 (42 days) by Mypad Accommodation, Hull	
	Welcome to this charming one-bedroom apartment located on Beverley Road	l, Hull, just a stone's thr



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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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.

Interested in this property investment?

Call us on 0141 478 0985

