

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Phoenix House, High  
Street, Hull, HU1 1NR

215319540

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





## Property Description

Our latest listing is in Phoenix House, High Street, Hull, HU1 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...



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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



# Initial Outlay



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

£ 88,000.00

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	TBC	
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	6.42%	6.42%



# 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%**

# 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 £90,000.



£90,000

## 1 bedroom flat for sale

+ Add to report

4 Bowlalley Lane, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Aug 2023 to 8 Feb 2024 (174 days) by Riverside, Hull

City Centre Location | Period Building | Top Floor Apartment | Open Plan Living | Modern Kitchen ...



£89,950

## 1 bedroom flat for sale

+ Add to report

Trinity Court, Castle Street, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jan 2024 to 19 Aug 2024 (207 days) by Staniford Grays, Swanland

FULLY MODERNISED AND UPGRADED | WELL SPECIFIED GROUND FLOOR APARTMENT | GATED AND DEDICATED PARKI...

# 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**.



£575 pcm

## 1 bedroom apartment

+ Add to report

8-9 Wright Street, Hull, HU2 8HU

CURRENTLY ADVERTISED

Marketed from 11 Nov 2020 by Susie Smith Lettings, York

Unfurnished | Open plan lounge and modern kitchen | Large shower room | Double bedroom | Central...



£565 pcm

## 1 bedroom flat

+ Add to report

Beverley Road, Hull

NO LONGER ADVERTISED

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, Hull, just a stone's thr...



# 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.



**LETPROPERTY**