

LET PROPERTY PACK

INVESTMENT INFORMATION

Cambridge Street,
Castleford, WF10

214855234

 www.letproperty.co.uk





Property Description

Our latest listing is in Cambridge Street, Castleford, WF10

Get instant cash flow of **£3,100** per calendar month with a **10.9%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

6 bedrooms

6 bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,100

Lounge



Kitchen



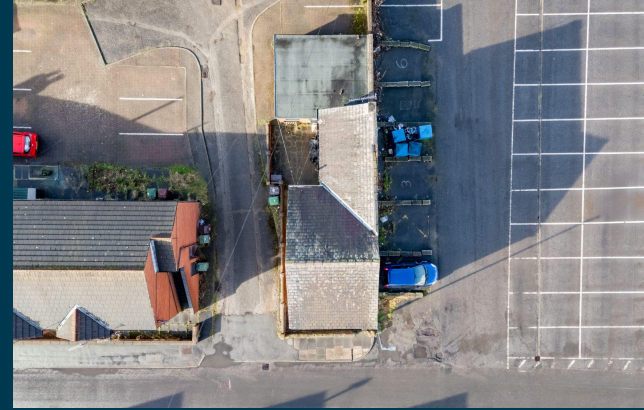
Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £340,000.00 and borrowing of £255,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 340,000.00

25% Deposit £85,000.00

SDLT Charge £21,500

Legal Fees £1,000.00

Total Investment £107,500.00

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 £3,100 per calendar month.

Returns Based on Rental Income	£3,100
Mortgage Payments on £255,000.00 @ 5%	£1,062.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£310.00
Total Monthly Costs	£1,387.50
Monthly Net Income	£1,712.50
Annual Net Income	£20,550.00
Net Return	19.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£14,350.00**
Adjusted To

Net Return **13.35%**

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

Annual Net Income **£15,450.00**
Adjusted To

Net Return **14.37%**

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 £360,000.



£360,000

6 bedroom block of apartments for sale

+ Add to report

Smawthorne Avenue, Castleford, WF10

NO LONGER ADVERTISED

Marketed from 14 Jun 2022 to 6 Aug 2022 (52 days) by Strike, Yorkshire



£275,000

6 bedroom end of terrace house for sale

+ Add to report

Smawthorne Lane, Castleford

NO LONGER ADVERTISED

Marketed from 13 Dec 2024 to 14 Dec 2024 by Stoneacre Properties, Chapel Allerton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,250 based on the analysis carried out by our letting team at **Let Property Management**.



£4,250 pcm

4 bedroom detached house

+ Add to report

Farrer Lane, Leeds, West Yorkshire, LS26

CURRENTLY ADVERTISED

Marketed from 4 Feb 2025 by Harvey Hamilton, Manchester



£3,000 pcm

5 bedroom farm house

+ Add to report

Newton Lane, Fairburn, Knottingley, WF11 9JJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 May 2023 to 7 Jul 2023 (55 days) by Blenkin & Co, York

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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