

LET PROPERTY PACK

INVESTMENT INFORMATION

Fitzwilliam Street,
Huddersfield, HD1

216168141

 www.letproperty.co.uk





Property Description

Our latest listing is in Fitzwilliam Street, Huddersfield, HD1

Get instant cash flow of **£2,500** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£2,645** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Fitzwilliam Street,
Huddersfield, HD1

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Property Key Features

6 Bedrooms

3 Bathrooms

Good Condition

Rear Garden Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 844 years

Current Rent: £2,500

Market Rent: £2,645

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £316,000.00 and borrowing of £237,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 316,000.00

25% Deposit £79,000.00

SDLT Charge £21,600

Legal Fees £1,000.00

Total Investment £101,600.00

Projected Investment Return



The monthly rent of this property is currently set at £2,500 per calendar month but the potential market rent is

£ 2,645



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	£2,500	£2,645
Mortgage Payments on £237,000.00 @ 5%	£987.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£250.00	£264.50
Total Monthly Costs	£1,252.50	£1,267.00
Monthly Net Income	£1,247.50	£1,378.00
Annual Net Income	£14,970.00	£16,536.00
Net Return	14.73%	16.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,246.00**
Adjusted To

Net Return **11.07%**

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

Annual Net Income **£11,796.00**
Adjusted To

Net Return **11.61%**

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 £350,000.



£350,000

8 bedroom terraced house for sale

Belmont Street, Huddersfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2024 to 14 Mar 2025 (211 days) by Martin & Co, Huddersfield

+ Add to report



£250,000

6 bedroom terraced house for sale

Fitzwilliam Street, Huddersfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 May 2021 to 25 Aug 2022 (456 days) by Boultons, Huddersfield

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,336 based on the analysis carried out by our letting team at **Let Property Management**.



£3,336 pcm

7 bedroom semi-detached house

Springwood Hall Gardens, Springwood, Huddersfield, HD1

CURRENTLY ADVERTISED

Marketed from 13 Feb 2025 by Whitegates, Huddersfield, Brighouse & Holmfirth

+ Add to report



£3,120 pcm

9 bedroom semi-detached house

Trinity Street, Huddersfield

NO LONGER ADVERTISED

Marketed from 20 Jan 2021 to 4 Nov 2021 (287 days) by Martin & Co, Huddersfield

+ 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**



Current term of tenancy: **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.



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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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