


LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street, Hull, HU19

216849200

 www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street, Hull, HU19

Get instant cash flow of **£2,735** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

With tenants currently situated, spaces that have been kept in good condition and a rental income that ensures fantastic returns, this portfolio will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

5 Bedrooms and 11 Rooms

4 Bathrooms

Commercial Property

Spacious Areas

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,735

Market Rent: £3,000









Figures based on assumed purchase price of £558,000.00 and borrowing of £418,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 558,000.00

25% Deposit	£139,500.00
SDLT Charge	£45,800
Legal Fees	£1,000.00
Total Investment	£186,300.00

Projected Investment Return



The monthly rent of this property is currently set at £2,735 per calendar month but the potential market rent is

£ 3,000



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	£2,735	£3,000
Mortgage Payments on £418,500.00 @ 5%	£1,743.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£273.50	£300.00
Total Monthly Costs	£2,032.25	£2,058.75
Monthly Net Income	£702.75	£941.25
Annual Net Income	£8,433.00	£11,295.00
Net Return	4.53%	6.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,295.00**
Adjusted To

Net Return **2.84%**

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

Annual Net Income **£2,925.00**
Adjusted To

Net Return **1.57%**

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 £600,000.



£600,000

4 bedroom detached house for sale

+ Add to report

White House Farm, Rimswell, HU19

CURRENTLY ADVERTISED

Marketed from 27 Mar 2025 by Wigwam Homes, Hull



£575,000

4 bedroom detached house for sale

+ Add to report

Little Newsome Farm, Winestead HU12

NO LONGER ADVERTISED

Marketed from 6 Apr 2023 to 5 Sep 2023 (151 days) by Goodwin Fox, Withernsea

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,467 based on the analysis carried out by our letting team at **Let Property Management**.



£3,467 pcm

3 bedroom semi-detached house

Bolingbroke Road, Cleethorpes, DN35

NO LONGER ADVERTISED

Marketed from 26 Sep 2024 to 14 Dec 2024 (79 days) by OpenRent, London

+ Add to report



£3,400 pcm

6 bedroom detached house

Greens Lane, Burton Pidsea, Hull

CURRENTLY ADVERTISED

Marketed from 19 May 2023 by Symonds & Greenham, Hull

+ 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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