

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Queen Street, Hull, HU19

216860661

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





## Property Description

Our latest listing is in Queen Street, Hull, HU19

Get instant cash flow of **£1,540** per calendar month with a **7.5%** Gross Yield for investors.

This portfolio would be the perfect addition to an investors portfolio as the properties are in the ideal locations for those wanting to rent and are able to generate rewarding rental income.

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



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## Property Key Features

**5 Bedrooms**

**4 Bathrooms**

**Enclosed Flats**

**Spacious Areas**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,540**













# Bathroom





# Initial Outlay



Figures based on assumed purchase price of £247,000.00 and borrowing of £185,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 247,000.00

25% Deposit £61,750.00

SDLT Charge £14,790

Legal Fees £1,000.00

Total Investment £77,540.00



# Projected Investment Return



The monthly rent of this property is currently set at £1,540 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	£1,540
Mortgage Payments on £185,250.00 @ 5%	£771.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£154.00
Total Monthly Costs	£940.88
Monthly Net Income	£599.13
Annual Net Income	£7,189.50
Net Return	9.27%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,109.50**  
Adjusted To

Net Return                      **5.30%**

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

Annual Net Income      **£3,484.50**  
Adjusted To

Net Return                      **4.49%**



# 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 £265,000.



£265,000

## 4 bedroom end of terrace house for sale

+ Add to report

The Promenade, WITHERNSEA

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jan 2024 to 10 May 2024 (119 days) by Goodwin Fox, Withernsea



£249,000

## 4 bedroom end of terrace house for sale

+ Add to report

Young Street, Withernsea, HU19

NO LONGER ADVERTISED

Marketed from 20 May 2023 to 30 Jan 2024 (254 days) by Zest, Hull

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,250 based on the analysis carried out by our letting team at **Let Property Management**.



£2,250 pcm

## 5 bedroom equestrian facility

+ Add to report

Sunk Island Road, Sunk Island, Hull, HU12

NO LONGER ADVERTISED

Marketed from 5 Feb 2025 to 11 Apr 2025 (64 days) by Carter Jonas Lettings, York



£1,500 pcm

## 4 bedroom detached house

+ Add to report

Bond Street, Hedon, Hull

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 31 Mar 2025 (16 days) by Leonards, Hull



# 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.



**LETPROPERTY**