

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street, Hull, HU19

216860661

(www.letproperty.co.uk

LETPR®PERTY





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...







Queen Street, Hull, HU19

216860661

5 Bedrooms 4 Bathrooms Enclosed Flats Spacious Areas

Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £1,540



















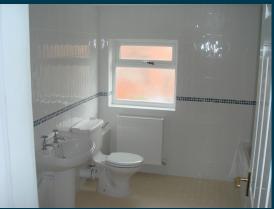


Bathroom













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



25% Deposit	£61,750.00
SDLT Charge	£14,790
Legal Fees	£1,000.00
Total Investment	£77,540.00

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 $\pm 1,540$ per calendar month.

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	твс
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	<mark>9.27%</mark>

LETOR(!)DERT

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



+ Add to 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.





4 bedroom end of terrace house for sale Young Street, Withernsea, HU19 NO LONGER ADVERTISED

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

£249,000

Rent Comparables Report



+ Add to 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**.





£1,500 pcm

4 bedroom detached house

Bond Street, Hedon, Hull

NO LONGER ADVERTISED

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

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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

Queen Street, Hull, HU19

21686066

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.

