

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Newland Street, Wakefield WF1 5AH

217475881











## **Property Description**

Our latest listing is in Newland Street, Wakefield WF1 5AH

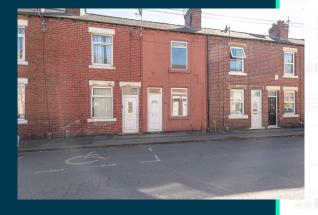
This property has a potential to rent for £748 which would provide the investor a Gross Yield of 8.7% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...









2 bedrooms

1 bathroom

Modern Bathroom

**Spacious Rooms** 

Factor Fees: tbc

**Ground Rent: tbc** 

Lease Length: tbc

Market Rent: £748

Newland Street, Wakefield WF1 5AH

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# Lounge









# Kitchen









# **Bedrooms**









# Bathroom





## **Exterior**









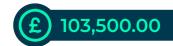
## **Initial Outlay**





Figures based on assumed purchase price of £103,500.00 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£25,875.00** 

SDLT Charge £5,175

Legal Fees £1,000.00

Total Investment £32,050.00

## **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.

Returns Based on Rental Income	£748
Mortgage Payments on £77,625.00 @ 5%	£323.44
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	tbc
Ground Rent	tbc
Letting Fees	£74.80
Total Monthly Costs	£413.24
Monthly Net Income	£334.76
Annual Net Income	£4,017.15
Net Return	12.53%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,521.15

**Adjusted To** 

Net Return

7.87%

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

Annual Net Income

£2,464.65

Adjusted To

Net Return

7.69%

## 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 £115,000.





## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



#### 2 bedroom terraced house

Gordon Street, Wakefield, WF1

#### NO LONGER ADVERTISED

Marketed from 23 Sep 2024 to 10 Oct 2024 (17 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2234745



£850 pcm

#### 2 bedroom terraced house

Ashdown Road, WAKEFIELD

#### NO LONGER ADVERTISED

Marketed from 6 Sep 2024 to 16 Dec 2024 (101 days) by William H. Brown Lettings, Wakefield

+ Add to report

+ 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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



Fully compliant tenancy: N/A

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Newland Street, Wakefield WF1 5AH



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.