

LET PROPERTY PACK

INVESTMENT INFORMATION

Newland Street, Wakefield
WF1 5AH

217475881

 www.letproperty.co.uk





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...



Newland Street,
Wakefield WF1 5AH

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Property Key Features

2 bedrooms

1 bathroom

Modern Bathroom

Spacious Rooms

Factor Fees: tbc

Ground Rent: tbc

Lease Length: tbc

Market Rent: £748

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 103,500.00

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.

 £115,000	<p>2 bedroom terraced house for sale</p> <p>Agbrigg Road, Wakefield, West Yorkshire, WF1</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 10 Jul 2019 to 23 Oct 2019 (105 days) by Reeds Rains, Wakefield</p> <p>+ Add to report</p>
 £110,000	<p>2 bedroom terraced house for sale</p> <p>Bowman Street, Wakefield, WF1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 21 May 2024 to 22 Jul 2024 (62 days) by MoveNow Properties, Wakefield</p> <p>+ Add to report</p>

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**.



£895 pcm

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

+ Add to report



£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

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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