

# LET PROPERTY PACK

## INVESTMENT INFORMATION

South Street, Hull, HU1

217568852

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





## Property Description

Our latest listing is in South Street, Hull, HU1

Get instant cash flow of **£585** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.0%** 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...



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## Property Key Features

1 bedroom

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 150 years

Current Rent: £585

Market Rent: £650

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £585 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£585	£650
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£58.50	£65.00
Total Monthly Costs	£379.75	£386.25
Monthly Net Income	£205.25	£263.75
Annual Net Income	£2,463.00	£3,165.00
Net Return	8.10%	10.41%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,865.00**  
Adjusted To

Net Return                      **6.13%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£1,695.00**  
Adjusted To

Net Return                      **5.58%**

# 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 £90,000.



£90,000

## 1 bedroom flat for sale

Tivoli House, Hull, HU1

NO LONGER ADVERTISED

Marketed from 2 Jul 2024 to 26 Mar 2025 (266 days) by Keller Williams Plus, Covering Nationwide

+ Add to report



£90,000

## 1 bedroom flat for sale

Tivoli House, Hull, Yorkshire

NO LONGER ADVERTISED

Marketed from 1 Nov 2023 to 12 Dec 2023 (40 days) by Keller Williams Energise, Covering North East and West

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 1 bedroom apartment

Tivoli House, South Street, HU1

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2024 to 9 Oct 2024 (42 days) by Lime Property, Hull

+ Add to report



£650 pcm

## 1 bedroom flat

Flat 214 Tivoli House, HU1 3AX

NO LONGER ADVERTISED

Marketed from 24 Jul 2024 to 17 Jan 2025 (176 days) by Ultralets, 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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**