

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Maltings, Mirfield,  
WF14 9PU

217164219

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





## Property Description

Our latest listing is in The Maltings, Mirfield, WF14 9PU

Get instant cash flow of **£320** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **12.7%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



The Maltings, Mirfield,  
WF14 9PU

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Private Driveway Parking**

**Communal Garden at the Rear**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £320**

**Market Rent: £550**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 60,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £15,000.00 |
| SDLT Charge      | £3,000     |
| Legal Fees       | £1,000.00  |
| Total Investment | £19,000.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £320 per calendar month but the potential market rent is

£ 550



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



| Returns Based on Rental Income       | £320      | £550      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £45,000.00 @ 5% | £187.50   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | TBC       |           |
| Letting Fees                         | £32.00    | £55.00    |
| Total Monthly Costs                  | £234.50   | £257.50   |
| Monthly Net Income                   | £85.50    | £292.50   |
| Annual Net Income                    | £1,026.00 | £3,510.00 |
| Net Return                           | 5.40%     | 18.47%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,410.00**  
Adjusted To

Net Return                      **12.68%**

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

Annual Net Income      **£2,610.00**  
Adjusted To

Net Return                      **13.74%**

# 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 £70,000.



£70,000

## 1 bedroom apartment for sale

+ Add to report

Ledgard Bridge Mill, Ledgard Wharf, Mirfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2023 to 10 Sep 2024 (431 days) by Martin Thornton Estates Agents, Huddersfield

UNEXPECTEDLY RE OFFERED Accessed via an entry phone system is the communal entrance hallway which...



£65,000

## 1 bedroom apartment for sale

+ Add to report

Ledgard Wharf, MIRFIELD

NO LONGER ADVERTISED

Marketed from 8 Jun 2024 to 10 Jul 2024 (31 days) by William H. Brown, Northern Auction Centre

UNSOLD AT AUCTION | 25 June 2024 | \*\*\*FOR SALE VIA AUCTION\*\*\* | EPC Rating - D

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

### 1 bedroom apartment

Kiln Avenue, Mirfield

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 22 May 2024 to 9 Jul 2024 (48 days) by SnowGate Estate Agency, Mirfield

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GROUND FLOOR APARTMENT | ONE DOUBLE BEDROOM | LARGE LIVING ROOM WITH PATIO DOORS TO REAR | CLOSE ...

+ Add to report



£575 pcm

### 1 bedroom apartment

2 Chadwick Fold Lane, Mirfield, WF14 8PW

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 24 Feb 2025 to 22 Apr 2025 (56 days) by WS Residential, Brighouse

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Close to Mirfield railway station | Suited to a single occupier | Nearby to local independent ret...

+ 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**



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**