

LET PROPERTY PACK

INVESTMENT INFORMATION

Pellon Lane, Halifax, HX1
5QJ

218800985

 www.letproperty.co.uk





Property Description

Our latest listing is in Pellon Lane, Halifax, HX1 5QJ

Get instant cash flow of **£575** per calendar month with a **11.13%** Gross Yield for investors.

This property has a potential to rent for **£624** which would provide the investor a Gross Yield of **12.08%** 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...



Pellon Lane, Halifax, HX1
5QJ

218800985



Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

On-Street Parking

Factor Fees: £120 pm

Ground Rent: £25 pm

Lease Length: 243 years

Current Rent: £575

Market Rent: £624

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £71,000.00 and borrowing of £53,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 71,000.00

25% Deposit £17,750.00

SDLT Charge £3,550

Legal Fees £1,000.00

Total Investment £22,300.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£624



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



Returns Based on Rental Income	£575	£624
Mortgage Payments on £53,250.00 @ 5%	£221.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£25.00	
Letting Fees	£57.50	£62.40
Total Monthly Costs	£439.38	£444.28
Monthly Net Income	£135.63	£179.73
Annual Net Income	£1,627.50	£2,156.70
Net Return	7.30%	9.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£908.70**
Adjusted To

Net Return **4.07%**

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

Annual Net Income **£1,391.70**
Adjusted To

Net Return **6.24%**

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 £80,000.



£80,000

1 bedroom apartment for sale

+ Add to report

Prescott Street, Halifax

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jun 2023 to 30 Jan 2025 (586 days) by William H. Brown, Halifax

****OFFERS OVER £80,000**** | ALLOCATED PARKING SPACE | CLOSE TO THE TOWN CENTRE & ALL LOCAL AMENITIE...



£75,000

1 bedroom apartment for sale

+ Add to report

Old Cawsey, Sowerby Bridge

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Feb 2025 by William H. Brown, Sowerby Bridge

SOLD PRIOR TO MARKET

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

1 bedroom apartment

+ Add to report

Greenwood Mill, Alfred Street East, Halifax, HX1

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jun 2024 to 28 Aug 2024 (60 days) by Ryder & Dutton, Halifax

BRAND NEW APARTMENT | ONE BEDROOM | GROUND FLOOR | CONVERTED MILL | UNFURNISHED | ACROSS THE ROAD...



£650 pcm

1 bedroom apartment

+ Add to report

Pellon Lane, Halifax, West Yorkshire, HX1

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2024 to 30 Aug 2024 (41 days) by Reeds Rains, Halifax

Available End of August | Close To Town Centre | Furnished | Excellent Views | Parking Available ...

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.



www.letproperty.co.uk

Pellon Lane, Halifax, HX1 5QJ

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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