

LET PROPERTY PACK

INVESTMENT INFORMATION

Royal Avenue,
Scarborough, YO11 2LS

218057943

 www.letproperty.co.uk





Property Description

Our latest listing is in Royal Avenue, Scarborough, YO11 2LS

Get instant cash flow of **£795** per calendar month with a **7.07%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **10.22%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Well-kept Flat

On-Street Parking

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £795

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit **£38,750.00**

SDLT Charge **£8,350**

Legal Fees **£1,000.00**

Total Investment £48,100.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£795	£1,150
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£79.50	£115.00
Total Monthly Costs	£578.88	£614.38
Monthly Net Income	£216.13	£535.63
Annual Net Income	£2,593.50	£6,427.50
Net Return	5.39%	13.36%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,127.50**
Adjusted To

Net Return **8.58%**

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

Annual Net Income **£4,102.50**
Adjusted To

Net Return **8.53%**

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 £159,950.



£159,950

2 bedroom apartment for sale

+ Add to report

North Marine Road, Scarborough

NO LONGER ADVERTISED

Marketed from 15 Aug 2024 to 2 Oct 2024 (47 days) by Andrew Cowen Estate Agency, Scarborough

FIRST FLOOR APARTMENT | TWO GOOD SIZED BEDROOMS | STUNNING SEA VIEWS | OPEN PLAN KITCHEN/LIVING A...



£157,500

2 bedroom flat for sale

+ Add to report

Weydale Avenue, Scarborough

CURRENTLY ADVERTISED

Marketed from 4 Mar 2025 by Andrew Cowen Estate Agency, Scarborough

PURPOSE BUILT TWO BEDROOM FLAT | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING | INTEGRATED APPLIANCE...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom apartment

+ Add to report

Scarborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 30 May 2025 (28 days) by CPH Property Services, Scarborough

LUXURY TWO BEDROOM APARTMENT SITUATED ON AN EXCLUSIVE GATED DEVELOPMENT | FULLY FURNISHED | ENSUI...



£1,400 pcm

2 bedroom flat

+ Add to report

Scarborough View, 86 Filey Road, Scarborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2025 to 24 Mar 2025 (23 days) by CPH Property Services, Scarborough

LUXURY TWO BEDROOM GROUND FLOOR APARTMENT | OFF STREET PARKING | FEATURE OPEN PLAN LOUNGE/KITCHEN...

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.



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