

# LET PROPERTY PACK

## INVESTMENT INFORMATION

George St, Hull, HU1 3BB

219721968

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





## Property Description

Our latest listing is in George St, Hull, HU1 3BB

Get instant cash flow of **£1,100** per calendar month with a **1.76%** Gross Yield for investors.

This property has a potential to rent for **£1,308** which would provide the investor a Gross Yield of **2.09%** 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**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £1,100**

**Market Rent: £1,308**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £863,000.00 and borrowing of £647,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 863,000.00

25% Deposit £215,750.00

SDLT Charge £76,300

Legal Fees £1,000.00

**Total Investment £293,050.00**

# Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,308



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



Returns Based on Rental Income	£1,100	£1,308
Mortgage Payments on £647,250.00 @ 5%	£2,696.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£110.00	£130.80
Total Monthly Costs	£2,821.88	£2,842.68
Monthly Net Income	-£1,721.88	-£1,534.68
Annual Net Income	-£20,662.50	-£18,416.10
Net Return	-7.05%	-6.28%

# Return Stress Test Analysis Report



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

Annual Net Income Adjusted To **-£21,032.10**

Net Return **-7.18%**

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

Annual Net Income Adjusted To **-£31,361.10**

Net Return **-10.70%**



# 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 flat

+ Add to report

Humber Dock Street, Hull, HU1 1TB

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Mar 2025 to 24 Apr 2025 (24 days) by Headstart Properties UK Ltd, Hull

2 bedroom luxury apartment | Penthouse Apartment | En suite | City Living | Roof Terrace | Views ...



£1,450 pcm

## 2 bedroom apartment

+ Add to report

Endsleigh Park, Beverley Road, Hull, East Riding Of Yorkshire, HU6

CURRENTLY ADVERTISED

Marketed from 24 Jul 2025 by ASG Estates Limited, Tankersley

RENT £168 PPPW ALL BILLS INCLUDED - NO DEPOSIT | 2 bedroom 2 bathroom apartment | Walking distan...

# 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**