

LET PROPERTY PACK

INVESTMENT INFORMATION

George St, Hull, HU1 3BB

219721968











Property Description

Our latest listing is in George St, Hull, HUI 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...







George St, Hull, HU1 3BB



2 Bedrooms

1 Bathroom

Well-kept Flat

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

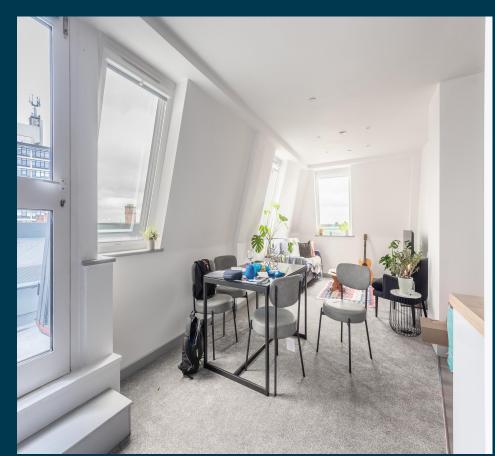
Current Rent: £1,100

Market Rent: £1,308

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Lounge







Kitchen





Bedrooms





Bathroom





Exterior







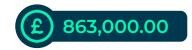
Initial Outlay





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



25% Deposit **£215,750.00**

SDLT Charge £76,300

Legal Fees £1,000.00

Total Investment £293,050.00

Projected Investment Return





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

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



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	ТВС	
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	-£20,662.5 0	-£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

-£21,032.10

Adjusted To

Net Return

-7.18%

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

Annual Net Income

-£31,361.10

Adjusted To

Net Return

-10.70%

Rent Comparables Report



+ Add to report

+ Add to 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

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

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 \mid 2 bedroom 2 bathroom apartment \mid 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



Current term of tenancy: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



George St, Hull, HU1 3BB



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.