

LET PROPERTY PACK

INVESTMENT INFORMATION

Morgan Street, Scarborough, YO12

220820697











Property Description

Our latest listing is in Morgan Street, Scarborough, YO12

Get instant cash flow of £1,325 per calendar month with a 5.5% Gross Yield for investors.

This property has a potential to rent for £1,900 which would provide the investor a Gross Yield of 7.9% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and spaces that have been well kept, this portfolio would be a reliable addition to an investors portfolio.

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







Morgan Street, Scarborough, YO12



4 Bedrooms

2 Bathrooms

Fully-Equipped Kitchens

Spacious Lounges

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,325

Market Rent: £1,900

220820697

Lounge







Kitchen







Bedrooms



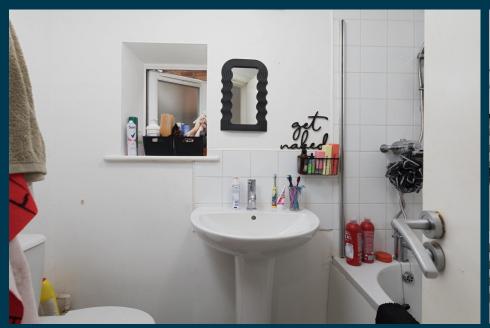






Bathroom







Exterior









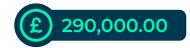
Initial Outlay





Figures based on assumed purchase price of £290,000.00 and borrowing of £217,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£72,500.00**

SDLT Charge £19,000

Legal Fees £1,000.00

Total Investment £92,500.00

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 £1,325 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,325	£1,900
Mortgage Payments on £217,500.00 @ 5%	£906.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£132.50	£190.00
Total Monthly Costs	£1,053.75	£1,111.25
Monthly Net Income	£271.25	£788.75
Annual Net Income	£3,255.00	£9,465.00
Net Return	3.52%	10.23%

Return Stress Test Analysis Report





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

£5,665.00

Annual Net Income

Adjusted To

Net Return

6.12%

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

Annual Net Income

£5,115.00

Adjusted To

Net Return

5.53%

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 £395,000.



£395,000

4 bedroom block of apartments for sale

+ Add to report

Westborough, Scarborough

NO LONGER ADVERTISED

Marketed from 24 Mar 2023 to 10 May 2024 (412 days) by CPH - Commercial, Yorkshire

CPH are delighted to bring to the market this HIGH QUALITY BLOCK OF 4 HOLIDAY APARTMENTS.



£380,000

4 bedroom terraced house for sale

+ Add to report

Falsgrave Road, Scarborough, North Yorkshire

NO LONGER ADVERTISED

Marketed from 5 Dec 2024 to 4 Feb 2025 (61 days) by Liam Darrell Estate Agents, Scarborough

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 £3,000 based on the analysis carried out by our letting team at Let Property Management.



£3,000 pcm

£2,400 pcm

6 bedroom house

Wrench Green, Hackness, Scarborough

NO LONGER ADVERTISED

Marketed from 24 Apr 2025 to 20 Aug 2025 (118 days) by Andrew Cowen Estate Agency, Scarborough



6 bedroom house

Hackness Road, Scarborough

NO LONGER ADVERTISED

Marketed from 13 Jan 2025 to 25 Mar 2025 (70 days) by CPH Property Services, Scarborough

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**



Morgan Street, Scarborough, YO12



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.