

LET PROPERTY PACK

INVESTMENT INFORMATION

Morgan Street,
Scarborough, YO12

220820697

 www.letproperty.co.uk





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

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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 290,000.00

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

£ 1,900

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	TBC	
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

Annual Net Income **£5,665.00**
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



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

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

+ Add to report



£2,400 pcm

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

+ Add to report

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.



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