

LET PROPERTY PACK

INVESTMENT INFORMATION

Dunstall Street,
Scunthorpe, DN15

219689478

 www.letproperty.co.uk





Property Description

Our latest listing is in Dunstall Street, Scunthorpe, DN15

Get instant cash flow of **£540** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

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

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



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Well-equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 282 years

Current Rent: £540

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



The monthly rent of this property is currently set at £540 per calendar month but the potential market rent is

£ 850



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



Returns Based on Rental Income	£540	£850
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£54.00	£85.00
Total Monthly Costs	£375.25	£406.25
Monthly Net Income	£164.75	£443.75
Annual Net Income	£1,977.00	£5,325.00
Net Return	6.50%	17.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,625.00**
Adjusted To

Net Return **11.92%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,855.00**
Adjusted To

Net Return **12.68%**

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 £95,000.



£95,000

1 bedroom flat for sale

+ Add to report

Ancholme Mews, Bigby Street, Brigg, North Lincolnshire, DN20

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Sep 2024 to 7 Dec 2024 (82 days) by DDM Residential, Brigg



£90,000

2 bedroom apartment for sale

+ Add to report

Apartment 100 Linea, Dunstall Street, Scunthorpe

CURRENTLY ADVERTISED

Marketed from 31 Jan 2025 by EweMove, Covering East Midlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £630 based on the analysis carried out by our letting team at **Let Property Management**.



£630 pcm

1 bedroom flat

+ Add to report

Basement apartment , Linea, Dunstall Street, Scunthorpe

NO LONGER ADVERTISED

Marketed from 20 Sep 2024 to 3 Oct 2024 (13 days) by William Property Management Ltd, Faversham



£625 pcm

1 bedroom apartment

+ Add to report

Station Road, Scunthorpe

NO LONGER ADVERTISED

Marketed from 22 May 2025 to 6 Aug 2025 (76 days) by Martin & Co, Gainsborough

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: **7 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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