

LET PROPERTY PACK

INVESTMENT INFORMATION

George Street, Hull, HU1

221071416

 www.letproperty.co.uk





Property Description

Our latest listing is in George Street, Hull, HU1

Get instant cash flow of **£820** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



George Street, Hull, HU1

221071416



Property Key Features

1 Bedroom

1 Bathroom

Fully-Equipped Kitchen with
Dining Area

Modern Three-Piece Bathroom

Service Charge: £104.00 PM

Ground Rent: TBC

Lease Length: TBC

Current Rent: £820

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £820 per calendar month but the potential market rent is

£ 900



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



Returns Based on Rental Income	£820	£900
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Service Charge	£104.00	
Ground Rent	TBC	
Letting Fees	£82.00	£90.00
Total Monthly Costs	£594.75	£602.75
Monthly Net Income	£225.25	£297.25
Annual Net Income	£2,703.00	£3,567.00
Net Return	6.96%	9.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,767.00**
Adjusted To

Net Return **4.55%**

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

Annual Net Income **£1,677.00**
Adjusted To

Net Return **4.32%**

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 £155,000.



£155,000

1 bedroom apartment for sale

+ Add to report

Queens Dock Avenue, Hull

NO LONGER ADVERTISED

Marketed from 9 Jul 2024 to 3 Apr 2025 (267 days) by MyPad, Hull

INVESTMENT PROPERTY FOR SALE Offered to the market for sale is this 1-bedroom luxury apartment in...



£155,000

1 bedroom apartment for sale

+ Add to report

The Academy, George Street, Hull

NO LONGER ADVERTISED

Marketed from 4 Jun 2024 to 20 Feb 2025 (261 days) by Symonds & Greenham, Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

1 bedroom apartment

+ Add to report

Lowgate, HULL

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 May 2024 to 13 Aug 2024 (77 days) by William H. Brown Lettings, Hull (Holderness Road)

ZERO DEPOSIT GUARANTEE AVAILABLE ON THIS PROPERTY! | AVAILABLE NOW! | EPC Rating C | NEWLY REFURB...



£1,000 pcm

1 bedroom flat share

+ Add to report

Queens Dock Avenue, Hull, HU1

NO LONGER ADVERTISED

Marketed from 22 Sep 2024 to 12 Oct 2024 (19 days) by OpenRent, London

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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