

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Nunnery Lane, York, YO23

221103624











## **Property Description**

Our latest listing is in Nunnery Lane, York, YO23

Get instant cash flow of £5,250 per calendar month with a 6.8% Gross Yield for investors.

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...









7 Bedrooms

7 Bathrooms

**Fully-Equipped Kitchens** 

**Spacious Lounges** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £5,250

Nunnery Lane, York, YO23

# Lounge









# Kitchen









## **Bedrooms**



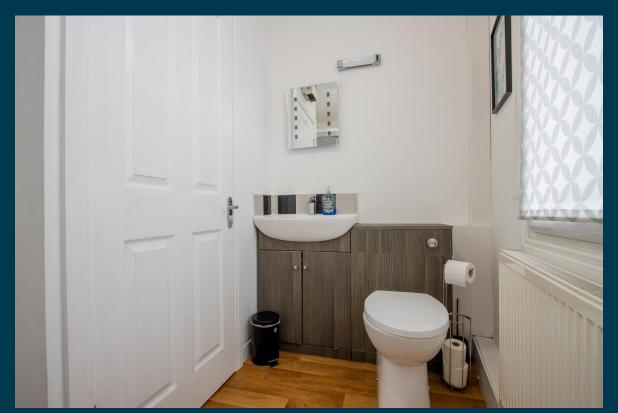






# Bathroom









# **Exterior**









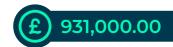
## **Initial** Outlay





Figures based on assumed purchase price of £931,000.00 and borrowing of £698,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£232,750.00** 

SDLT Charge £83,400

Legal Fees £1,000.00

Total Investment £317,150.00

## **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 £5,250 per calendar month.

Returns Based on Rental Income	£5,250
Mortgage Payments on £698,250.00 @ 5%	£2,909.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£525.00
Total Monthly Costs	£3,449.38
Monthly Net Income	£1,800.63
Annual Net Income	£21,607.50
Net Return	6.81%

## Return Stress Test Analysis Report





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

£11,107.50

Annual Net Income

Adjusted To

7 500

Net Return 3.50%

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

Annual Net Income

£7,642.50

Adjusted To

Net Return

2.41%

## 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 £870,000.



£870,000

£850,000

#### 5 bedroom terraced house for sale

+ Add to report

Holly Terrace, York, North Yorkshire, YO10

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 22 Sep 2024 to 28 Mar 2025 (187 days) by Savills, York



#### 6 bedroom terraced house for sale

+ Add to report

Albemarle Road, York, YO23

**CURRENTLY ADVERTISED** 

Marketed from 26 Oct 2023 by Savills, York

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £7,761 based on the analysis carried out by our letting team at **Let Property Management**.



£7,761 pcm

#### 9 bedroom semi-detached house

+ Add to report

Green Dykes Lane, Hull Road

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Nov 2024 to 23 Dec 2024 (51 days) by I G Property Services, York



£7,731 pcm

#### 9 bedroom semi-detached house

+ Add to report

GREEN DYKES LANE, York, YO10

#### NO LONGER ADVERTISED

Marketed from 24 Nov 2014 to 5 Mar 2025 (3753 days) by Whistles of York, Appleton Roebuck

## **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** 



Nunnery Lane, York, YO23



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.