

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ravenspurn, Bridlington,  
YO16

221115355

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ravenspurn, Bridlington, YO16

Get instant cash flow of **£700** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Ravenspurn, Bridlington,  
YO16

221115355



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Private outdoor space**

**Versatile living areas**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £700**

**Market Rent: £1,000**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit £35,000.00

SDLT Charge £7,300

Legal Fees £1,000.00

**Total Investment £43,300.00**

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,000

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



| Returns Based on Rental Income        | £700      | £1,000    |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £105,000.00 @ 5% | £437.50   |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | TBC       |           |
| Ground Rent                           | TBC       |           |
| Letting Fees                          | £70.00    | £100.00   |
| Total Monthly Costs                   | £522.50   | £552.50   |
| Monthly Net Income                    | £177.50   | £447.50   |
| Annual Net Income                     | £2,130.00 | £5,370.00 |
| Net Return                            | 4.92%     | 12.40%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,370.00**  
Adjusted To

Net Return                      **7.78%**

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

Annual Net Income      **£3,270.00**  
Adjusted To

Net Return                      **7.55%**



# 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 £150,000.



£150,000

## 3 bedroom end of terrace house for sale

+ Add to report

Ravenspurn, Bridlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Aug 2024 to 30 May 2025 (297 days) by Belt Estate Agency, Bridlington

Semi-detached house | Three double bedrooms | Lounge | Modern kitchen/diner | GF wc | Modern bath



£140,000

## 3 bedroom terraced house for sale

+ Add to repo

Burstall Hill, Bridlington

CURRENTLY ADVERTISED

Marketed from 25 Sep 2024 by Hunters, Bridlington

Mid-Terrace Property | Three Bedrooms | Sunroom | Fantastic First-Time Purchase | Spacious Rear G...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 3 bedroom end of terrace house

Windermere Drive, Bridlington, YO16

NO LONGER ADVERTISED

Marketed from 12 Apr 2025 to 17 Apr 2025 (4 days) by OpenRent, London

+ Add to report



£850 pcm

## 3 bedroom end of terrace house

Buckrose Grove, Bridlington

NO LONGER ADVERTISED LET AGREED

Marketed from 20 Dec 2024 to 3 Mar 2025 (72 days) by Hunters, Bridlington

+ Add to report

# Current Tenant Profile



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 the 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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