

LET PROPERTY PACK

INVESTMENT INFORMATION

Lock Keepers Court, Hull,
HU9

218383554

 www.letproperty.co.uk





Property Description

Our latest listing is in Lock Keepers Court, Hull, HU9

Get instant cash flow of **£695** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£770** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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HU9

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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £84 pm

Ground Rent: £4.16 pm

Lease Length: 97 years

Current Rent: £695

Market Rent: £770

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £136,000.00 and borrowing of £102,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 136,000.00

25% Deposit	£34,000.00
SDLT Charge	£7,020
Legal Fees	£1,000.00
Total Investment	£42,020.00

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 £695 per calendar month but the potential market rent is

£ 770

Returns Based on Rental Income	£695	£770
Mortgage Payments on £102,000.00 @ 5%	£425.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£84.00	
Ground Rent	£4.16	
Letting Fees	£69.50	£77.00
Total Monthly Costs	£597.66	£605.16
Monthly Net Income	£97.34	£164.84
Annual Net Income	£1,168.08	£1,978.08
Net Return	2.78%	4.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£438.08**
Adjusted To

Net Return **1.04%**

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

Annual Net Income **-£12.00**
Adjusted To

Net Return **-0.03%**

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 £125,000.



£125,000

3 bedroom apartment for sale

+ Add to report

Lock Keepers Court, Victoria Dock, Hull, East Yorkshire, HU9

NO LONGER ADVERTISED

Marketed from 12 Apr 2024 to 13 Aug 2024 (122 days) by Reeds Rains, Hull



£115,000

2 bedroom apartment for sale

+ Add to report

Lock Keepers Court Victoria Dock, Hull, HU9

NO LONGER ADVERTISED

Marketed from 22 Dec 2021 to 21 Jan 2022 (30 days) by Lime Property, Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom flat

Chandlers Court, Hull, East Riding Of Yorkshire, HU9

NO LONGER ADVERTISED

Marketed from 22 Dec 2023 to 25 Jan 2024 (33 days) by Ultralets, Beverley

+ Add to report



£750 pcm

2 bedroom flat

Sequana Court, Hull, East Riding Of Yorkshire, HU9

NO LONGER ADVERTISED

Marketed from 9 Sep 2025 to 11 Sep 2025 (2 days) by Ultralets, Hull

+ 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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