

LET PROPERTY PACK

INVESTMENT INFORMATION

George St., Hull, HU1

221073695

 www.letproperty.co.uk





Property Description

Our latest listing is in George St., Hull, HU1

Get instant cash flow of **£795** per calendar month with a **7.6%** 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 St., Hull, HU1

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Property Key Features

1 Bedroom

1 Bathroom

Well-Equipped Kitchen

Compact Lounge

Factor Fees: £191.00 PM

Ground Rent: TBC

Lease Length: TBC

Current Rent: £795

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 £795 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	£795	£900
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£191.00	
Ground Rent	TBC	
Letting Fees	£79.50	£90.00
Total Monthly Costs	£679.25	£689.75
Monthly Net Income	£115.75	£210.25
Annual Net Income	£1,389.00	£2,523.00
Net Return	3.58%	6.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£723.00**
Adjusted To

Net Return **1.86%**

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

Annual Net Income **£633.00**
Adjusted To

Net Return **1.63%**

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 £132,500.



£132,500

1 bedroom ground floor flat for sale

[+ Add to report](#)

The Bank, 1-7 George Street, Hull, HU1

NO LONGER ADVERTISED

Marketed from 14 Apr 2025 to 14 Apr 2025 by Mr Investa Ltd, Salford



£130,000

1 bedroom apartment for sale

[+ Add to report](#)

George Street, Hull

CURRENTLY ADVERTISED

Marketed from 30 Jul 2024 by William H. Brown, Hull Newland Avenue

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

1 bedroom flat

The Glass House, Hull, HU1

NO LONGER ADVERTISED

Marketed from 29 Aug 2024 to 18 Sep 2024 (20 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1642678

+ Add to report



£1,250 pcm

1 bedroom apartment

First Floor, The Glass House, Queens Dock Avenue, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2025 to 29 May 2025 (49 days) by Mypad Accommodation, Hull

+ 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**



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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