

LET PROPERTY PACK

INVESTMENT INFORMATION

George St., Hull, HU1

221073579

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£950** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,032** which would provide the investor a Gross Yield of **7.7%** 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...



George St., Hull, HU1

221073579



Property Key Features

2 Bedrooms

1 Bathroom

Expansive Lounge

Fully-Equipped Kitchen with Dining Area

Factor Fees: £173.00 PM

Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

Market Rent: £1,032

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit £40,250.00

SDLT Charge £8,770

Legal Fees £1,000.00

Total Investment £50,020.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,032



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



Returns Based on Rental Income	£950	£1,032
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£173.00	
Ground Rent	£0.00	
Letting Fees	£95.00	£103.20
Total Monthly Costs	£786.13	£794.33
Monthly Net Income	£163.88	£237.68
Annual Net Income	£1,966.50	£2,852.10
Net Return	3.93%	5.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£788.10**
Adjusted To

Net Return **1.58%**

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

Annual Net Income **£437.10**
Adjusted To

Net Return **0.87%**

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 £175,000.



£175,000

2 bedroom apartment for sale

+ Add to report

George Street, Hull, East Riding Of Yorkshire, HU1

NO LONGER ADVERTISED

Marketed from 5 Dec 2024 to 29 Jan 2025 (54 days) by Fortem Property, London



£165,000

2 bedroom apartment for sale

+ Add to report

Criterion House, George St, Hull

NO LONGER ADVERTISED

Marketed from 18 Jun 2025 to 5 Sep 2025 (78 days) by MyPad, Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom apartment

+ Add to report

Cooper House, Silvester Street, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Nov 2023 to 16 Jan 2024 (53 days) by CityRise, Leeds

Available Now | Brand New Development | Parking Available | Great City Centre Location | Built In...



£1,100 pcm

2 bedroom apartment

+ Add to report

Lowgate, HULL

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 May 2024 to 22 Aug 2024 (86 days) by William H. Brown Lettings, Hull (Holderness Road)

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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