

LET PROPERTY PACK

INVESTMENT INFORMATION

Westbourne Grove, Scarborough, YO11

222699959









Property Description

Our latest listing is in Westbourne Grove, Scarborough, YO11

Get instant cash flow of £600 per calendar month with a 3.4% Gross Yield for investors.

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 6.9% 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...







Westbourne Grove, Scarborough, YO11



Portfolio of 3 Flats

4 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £1,200

222699959

Lounge









Kitchen









Bedrooms



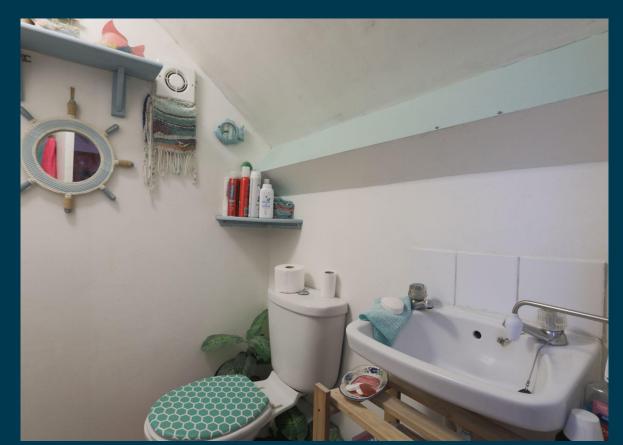






Bathroom









Exterior









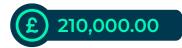
Initial Outlay





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£52,500.00**

SDLT Charge £12,200

Legal Fees £1,000.00

Total Investment £65,700.00

Projected Investment Return



£408.75

£4,905.00

7.47%



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 £600 per calendar month but the potential market rent is

Mortgage Payments on £157,500.00 @ 5%

Returns Based on Rental Income

Est. Building Cover (Insurance)

Approx. Factor Fees

Total Monthly Costs

Monthly Net Income

Annual Net Income

Ground Rent

Letting Fees

Net Return

1		
/	£600	£1,200
	£656.25	
	£15.00	
	£0.00	
	Freehold	
	£60.00	£120.00
	£731.25	£791.25

-£131.25

-£1,575.00

-2.40%

Return Stress Test Analysis Report





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

Annual Net Income

£2,505.00

Adjusted To

Net Return

3.81%

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

Annual Net Income

£1,755.00

Adjusted To

Net Return

2.67%

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 £220,000.



3 bedroom semi-detached house for sale

3 bedroom semi-detached house for sale

+ Add to report

+ Add to report

Royal Avenue, Scarborough

NO LONGER ADVERTISED



Marketed from 26 Jul 2023 to 10 Jan 2024 (168 days) by Hunters, Scarborough





Royal Avenue, Scarborough

NO LONGER ADVERTISED

Marketed from 22 Jun 2023 to 5 Oct 2023 (105 days) by Hunters, Scarborough

£190,000

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: 3 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**

Westbourne Grove, Scarborough, YO11

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.

