

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Waterfront, Selby, YO8

222913192

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





## Property Description

Our latest listing is in The Waterfront, Selby, YO8

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 **£796** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect 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...**



LET PROPERTY



The Waterfront, Selby,  
YO8

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## Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £69 pm

Ground Rent: £12.50 pm

Lease Length: 133 years

Current Rent: £700

Market Rent: £796

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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## ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



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

£ 796

Returns Based on Rental Income	£700	£796
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£69.00	
Ground Rent	£12.50	
Letting Fees	£70.00	£79.60
<b>Total Monthly Costs</b>	<b>£447.75</b>	<b>£457.35</b>
<b>Monthly Net Income</b>	<b>£252.25</b>	<b>£338.65</b>
<b>Annual Net Income</b>	<b>£3,027.00</b>	<b>£4,063.80</b>
<b>Net Return</b>	<b>10.81%</b>	<b>14.51%</b>

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



# Return Stress Test Analysis Report



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

Annual Net Income **£2,471.80**  
Adjusted To

Net Return **8.83%**

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

Annual Net Income **£2,863.80**  
Adjusted To

Net Return **10.23%**

# 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 £130,000.



£130,000

## 2 bedroom apartment for sale

[+ Add to report](#)

Abbey Wharf, Canal Road, Selby

NO LONGER ADVERTISED SOLD STC

Marketed from 8 Nov 2022 to 5 Jan 2024 (423 days) by Keith Taylor, Selby



£130,000

## 2 bedroom apartment for sale

[+ Add to report](#)

Canal Road, Selby

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Mar 2025 to 15 Jul 2025 (130 days) by Jigsaw Move, Selby

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom apartment

[+ Add to report](#)

Nautica, The Waterfront, Selby

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2024 to 26 Aug 2024 (83 days) by Bridgfords Lettings, York

£900 pcm



## 2 bedroom flat

[+ Add to report](#)

Nautica, The Waterfront, Selby, YO8

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Aug 2025 to 1 Sep 2025 (19 days) by Linley and Simpson, York

£875 pcm

# 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: **2 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.



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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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