

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Lukes Court, Willerby,
HU10

224870924

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Lukes Court, Willerby, HU10

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **13.0%** 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..



St. Lukes Court, Willerby,
HU10

224870924



Property Key Features

Studio Flat

1 bathroom

Spacious Room

Parking

Factor Fees: £100 pm

Ground Rent: £16.60 pm

Lease Length: 112 years

Market Rent: £500

Lounge



Kitchen



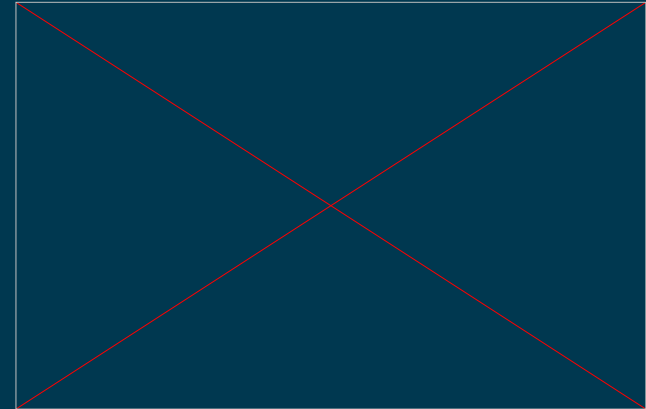
Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £46,000.

ASSUMED PURCHASE PRICE

£ 46,000

SDLT Charge **£2,300**

Legal Fees **£1,000**

Total Investment **£49,300**

Projected Investment Return



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



Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£16.60
Letting Fees	£50.00
Total Monthly Costs	£181.60
Monthly Net Income	£318.40
Annual Net Income	£3,820.80
Net Return	7.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,821**
Adjusted To

Net Return **5.72%**



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 £55,000.



£55,000

Studio flat for sale

+ Add to report

St. Lukes Court, Chestnut Avenue, Willerby, Hull, Yorkshire, HU10

NO LONGER ADVERTISED

Marketed from 22 Sep 2022 to 16 Jan 2023 (115 days) by Urban Property, Hull



£50,000

1 bedroom apartment for sale

+ Add to rep

St. Lukes Court, Willerby, Hull, HU10

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Nov 2022 to 22 Feb 2023 (93 days) by Linley & Simpson, Hull & Surrounding

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

Studio flat

Anlaby Road, Hull, HU3 6UZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Nov 2025 to 3 Dec 2025 (15 days) by Headstart Properties UK Ltd, Hull

+ Add to report



£450 pcm

Studio flat

4 St Lukes Court, Chestnut Avenue, Willerby

NO LONGER ADVERTISED






Marketed from 30 Jan 2023 to 27 Feb 2023 (28 days) by Maltings Property Management Ltd, 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



 www.letproperty.co.uk

St. Lukes Court, Willerby, HU10

PROPERTY ID: 224870924

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.

