

LET PROPERTY PACK

INVESTMENT INFORMATION

Trafalgar Square,
Scarborough, YO12

226308001

 www.letproperty.co.uk





Property Description

Our latest listing is in Trafalgar Square, Scarborough, YO12

Get instant cash flow of **£345** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£542** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



Trafalgar Square,
Scarborough, YO12

226308001



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £13.98 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £345

Market Rent: £542

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £345 per calendar month but the potential market rent is

£ 542

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



Returns Based on Rental Income	£345	£542
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£13.98	
Ground Rent	Freehold	
Letting Fees	£34.50	£54.20
Total Monthly Costs	£297.86	£317.56
Monthly Net Income	£47.15	£224.45
Annual Net Income	£565.74	£2,693.34
Net Return	2.41%	11.46%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,609.34**

Net Return **6.85%**

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

Annual Net Income Adjusted To **£1,568.34**

Net Return **6.67%**

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 £115,000.



£115,000

1 bedroom flat for sale

+ Add to report

Gibsons Court, North Marine Road, Scarborough

NO LONGER ADVERTISED

Marketed from 28 Oct 2025 to 21 May 2026 (205 days) by Andrew Cowen Estate Agency, Scarborough



£100,000

1 bedroom flat for sale

+ Add to report

North Marine Road/Queens Parade, Scarborough, North Yorkshire

CURRENTLY ADVERTISED SOLD STC

Marketed from 18 Feb 2026 by Liam Darrell Estate Agents, Scarborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

1 bedroom flat

+ Add to report

Queen Street, Scarborough, YO11

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Feb 2026 to 10 Apr 2026 (56 days) by CPH Property Services, Scarborough



£650 pcm

1 bedroom ground floor flat

+ Add to report

New Queen Street, Scarborough

CURRENTLY ADVERTISED

Marketed from 20 May 2026 by Colin Ellis Estate Agents, Scarborough

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: **6 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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