

LET PROPERTY PACK

INVESTMENT INFORMATION

Westbourne Road,
Scarborough, YO11

227768068

 www.letproperty.co.uk





Property Description

Our latest listing is in Westbourne Road, Scarborough, YO11

Get instant cash flow of **£600** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£766** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Westbourne Road,
Scarborough, YO11

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Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Modern Kitchen

Factor Fees: £54.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £766

Lounge



Kitchen



Bedrooms



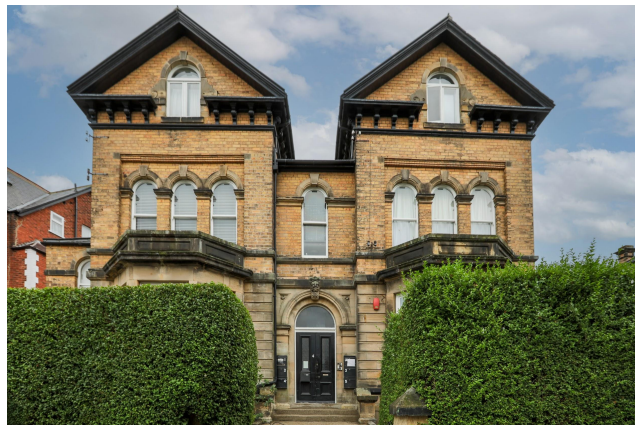
Bathroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 80,000

SDLT Charge £4,000

Legal Fees £1,000

Total Investment £85,000

Outlay figures based on assumed cash purchase of £80,000.

Projected Investment Return



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

£ 766

Returns Based on Rental Income	£600	£766
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£54.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£76.60
Total Monthly Costs	£129.00	£145.60
Monthly Net Income	£471.00	£620.40
Annual Net Income	£5,652.00	£7,444.80
Net Return	6.65%	8.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,913**
Adjusted To

Net Return **6.96%**

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 £90,000.



2 bedroom apartment for sale

[+ Add to report](#)

45 Esplanade Road, Scarborough, North Humberside

NO LONGER ADVERTISED

Marketed from 11 Sep 2025 to 24 Feb 2026 (166 days) by Springbok Properties, Nationwide

£90,000



2 bedroom flat for sale

[+ Add to report](#)

Grosvenor Crescent, Scarborough

NO LONGER ADVERTISED

Marketed from 11 Jan 2023 to 14 Feb 2023 (33 days) by Andrew Cowen Estate Agency, Scarborough

£85,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

[+ Add to report](#)

28 Prince Of Wales Terrace, Scarborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Feb 2024 to 19 Mar 2024 (25 days) by Hunters, Scarborough

£800 pcm



2 bedroom apartment

[+ Add to report](#)

Westwood Gardens, Scarborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Oct 2024 to 11 Dec 2024 (53 days) by Nicholsons Yorkshire Coast Estate Agents, Scarborough

£775 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**



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.



www.letproperty.co.uk

Westbourne Road, Scarborough, YO11

PROPERTY ID: 227768068

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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