

LET PROPERTY PACK

INVESTMENT INFORMATION

Copandale Road, Beverley,
HU17

226976937

 www.letproperty.co.uk





Property Description

Our latest listing is in Copandale Road, Beverley, HU17

Get instant cash flow of **£500** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** 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...



Copandale Road,
Beverley, HU17

226976937



Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £78.81 pm

Ground Rent: TBC

Lease Length: 957 years

Current Rent: £500

Market Rent: £700

Living Spaces



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	£21,250.00
SDLT Charge	£4,250
Legal Fees	£1,000.00
Total Investment	£26,500.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 700



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



Returns Based on Rental Income	£500	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£78.81	
Ground Rent	TBC	
Letting Fees	£50.00	£70.00
Total Monthly Costs	£409.44	£429.44
Monthly Net Income	£90.57	£270.57
Annual Net Income	£1,086.78	£3,246.78
Net Return	4.10%	12.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,846.78**
Adjusted To

Net Return **6.97%**

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





Annual Net Income **£1,971.78**
Adjusted To

Net Return **7.44%**

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 £67,950.

 £67,950	<h3>Studio flat for sale</h3> <p>Copandale Road, Beverley</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 12 Aug 2020 to 14 Aug 2020 (1 days) by Dee Atkinson & Harrison, Beverley</p>	
 £65,000	<h3>1 bedroom apartment for sale</h3> <p>Copandale Road, Beverley</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 12 Oct 2020 to 24 Mar 2021 (163 days) by Quick & Clarke, Beverley</p>	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

Studio flat

+ Adc

North Bar Within, Beverley

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Mar 2026 to 22 May 2026 (59 days) by Quick & Clarke, Beverley



£525 pcm

Studio flat

Copandale Road, Beverley, East Yorkshire, HU17 7BW






CURRENTLY ADVERTISED

Marketed from 4 Jun 2026 by Hunters, Beverley

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 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.



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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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