

LET PROPERTY PACK

INVESTMENT INFORMATION

Arundel Street, Wakefield,
WF1

228585895

 www.letproperty.co.uk





Property Description

Our latest listing is in Arundel Street, Wakefield, WF1

Get instant cash flow of **£775.00** per calendar month with a **10.3%** Gross Yield for investors.

This property has a potential to rent for **£800.00** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Arundel Street, Wakefield,
WF1

228585895



Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £52.00 PM

Ground Rent: £52.00 PM

Lease Length: 65 Years

Current Rent: £775.00 PM

Market Rent: £800.00 PM

Lounge



Kitchen



Bathroom



Bedroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 90,000

SDLT Charge £4,500

Legal Fees £1,000

Total Investment £95,500

Outlay figures based on assumed cash purchase of £90,000.

Projected Investment Return



The monthly rent of this property is currently set at £775.00 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£775.00	£800.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£52.00	
Ground Rent	£52.00	
Letting Fees	£77.50	£80.00
Total Monthly Costs	£196.50	£199.00
Monthly Net Income	£578.50	£601.00
Annual Net Income	£6,942.00	£7,212.00
Net Return	7.27%	7.55%

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 **£5,612**
Adjusted To

Net Return **5.88%**

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

St. Johns North, Wakefield

CURRENTLY ADVERTISED

Marketed from 16 Sep 2024 by Richard Kendall, Wakefield

+ Add to rep



£125,000

2 bedroom apartment for sale

Wentworth Lodge, 3 Wentworth Terrace

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Mar 2026 by Martin & Co, Wakefield

+ Add to rep

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

St Christophers Walk, Bishopgate

NO LONGER ADVERTISED

Marketed from 3 Dec 2025 to 5 Dec 2025 (1 days) by Martin & Co, Wakefield

+ Add to report



£845 pcm

2 bedroom apartment

St. Johns North, WAKEFIELD

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Sep 2025 to 13 Nov 2025 (43 days) by William H. Brown Lettings, Wakefield

+ 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: **No**
- ✓ Standard Tenancy Agreement In Place: **No**
- ✓ Fully compliant tenancy: **No**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **No**
- ✓ Payment history: **No**

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

Arundel Street, Wakefield, WF1

PROPERTY ID: 228585895

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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