

LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street, Withernsea,
HU19

227783497

 www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street, Withernsea, HU19

Get instant cash flow of **£1,050** per calendar month with a **14.0%** Gross Yield for investors.

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

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



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Withernsea, HU19

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Property Key Features

Portfolio of 2 Flats

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month.



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



Returns Based on Rental Income	£1,050
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£105.00
Total Monthly Costs	£120.00
Monthly Net Income	£930.00
Annual Net Income	£11,160.00
Net Return	11.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,685.00**
Adjusted To

Net Return **20.30%**

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

Annual Net Income **£6,435.00**
Adjusted To

Net Return **22.98%**

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 £250,000.



£250,000

5 bedroom maisonette for sale

Newbegin, Hornsea

CURRENTLY ADVERTISED

Marketed from 6 Mar 2026 by HPS, Hornsea

+ Add to report



£125,000

5 bedroom town house for sale

Harrington Street, Cleethorpes, DN35

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Feb 2026 to 5 Jun 2026 (118 days) by Lovelle, Humberston

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

5 bedroom house

Barkworth Close, Anlaby, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2026 to 5 May 2026 (97 days) by Symonds & Greenham, Hull

+ Add to report



£1,500 pcm

5 bedroom flat

Beverley Road, Hull, HU5

CURRENTLY ADVERTISED

Marketed from 10 Jul 2026 by OpenRent, London

+ 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: **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.



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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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