

LET PROPERTY PACK

INVESTMENT INFORMATION

Garrick Close, Hull, HU8

227597244

 www.letproperty.co.uk





Property Description

Our latest listing is in Garrick Close, Hull, HU8

Get instant cash flow of **£795** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** 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...



Garrick Close, Hull, HU8

227597244



Property Key Features

3 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £795

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £115,000.

ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge £5,750

Legal Fees £1,000

Total Investment £121,750

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 £795 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£795	£900
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£79.50	£90.00
Total Monthly Costs	£94.50	£105.00
Monthly Net Income	£700.50	£795.00
Annual Net Income	£8,406.00	£9,540.00
Net Return	6.90%	7.84%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£7,740**

Net Return **6.36%**

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 £140,000.



3 bedroom semi-detached house for sale

[+ Add to report](#)

Ings Road, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Nov 2022 to 17 Mar 2023 (129 days) by Leonards, Hull

£140,000



3 bedroom terraced house for sale

[+ Add to report](#)

Tilworth Road, Hull, HU8

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Dec 2025 to 19 Jun 2026 (178 days) by Zest, Hull

£130,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

[+ Add to report](#)

Portobello Street, Hull, East Yorkshire, HU9

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Apr 2026 to 30 Apr 2026 (9 days) by Reeds Rains, Hull

£1,000 pcm



3 bedroom detached house

[+ Add to report](#)

Frances Brady Way, Hull, East Riding of Yorkshi, HU9

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Mar 2026 to 13 Mar 2026 (6 days) by Reeds Rains, Hull

£950 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

Garrick Close, Hull, HU8

PROPERTY ID: 227597244

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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