LET PROPERTY PACK

INVESTMENT INFORMATION

Mill View Place, Mill View Road, Beverley, HU17

228429516

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Property Description

Our latest listing is in Mill View Place, Mill View Road, Beverley, HU17

Get instant cash flow of **£795** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Close proximity to valuable amenities
- Factor Fees: £73.33 PM
- Ground Rent: £24.00 PM
- Lease Length: 90 Years
- Current Rent: £795
- Market Rent: £1,000

Lounge



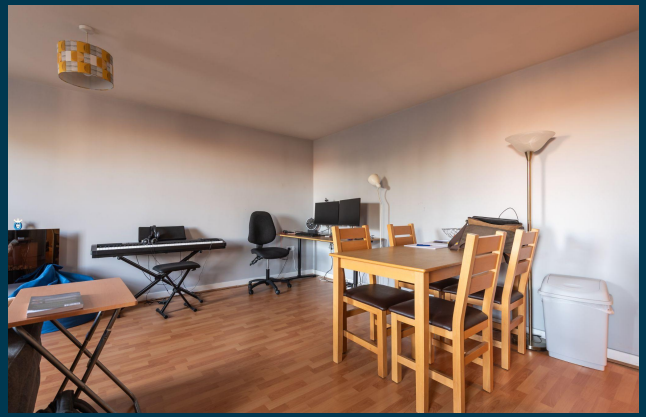




Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£147,000.00

25% Deposit	**£36,750.00**
SDLT Charge	**£7,790**
Legal Fees	**£1,000.00**
Total Investment	**£45,540.00**

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is £ 1,000

Returns Based on Rental Income	£795	£1,000
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£73.33	
Ground Rent	£24.00	
Letting Fees	£79.50	£100.00
Total Monthly Costs	£651.21	£671.71
Monthly Net Income	£143.80	£328.30
Annual Net Income	£1,725.54	£3,939.54
Net Return	3.79%	8.65%

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 Adjusted To	**£1,939.54**
Net Return	**4.26%**

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

Annual Net Income Adjusted To	**£2,022.54**
Net Return	**4.44%**

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 £210,000.



£210,000

2 bedroom ground floor flat for sale

+ Add to report

Grayburn Court, Beverley, East Riding of Yorkshire, HU17 8JP

CURRENTLY ADVERTISED

Marketed from 25 Jun 2026 by Beercocks, Beverley



£209,950

2 bedroom flat for sale

+ Add to report

Keldgate Bar, Beverley

NO LONGER ADVERTISED

Marketed from 8 May 2026 to 2 Nov 2026 (177 days) by Staniford Grays, Beverley

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom apartment

+ Add to report

Ground Floor, The Glass House, 75 Dock Street, Hull

CURRENTLY ADVERTISED

Marketed from 4 Nov 2026 by Mypad Accommodation, Hull



£1,200 pcm

2 bedroom apartment

+ Add to report

Kings Buildings, South Church Side, Hull, HU1 1RR

NO LONGER ADVERTISED

Marketed from 18 Sep 2026 to 8 Oct 2026 (19 days) by Lime Property, Hull

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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