



LET PROPERTY

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Annandale Road, Hull, HU9

220101945

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





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## Property Description

Our latest listing is in Annandale Road, Hull, HU9

Get instant cash flow of **£525** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£729** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



LET PROPERTY



Annandale Road, Hull,  
HU9

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## Property Key Features

3 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £729

# Lounge



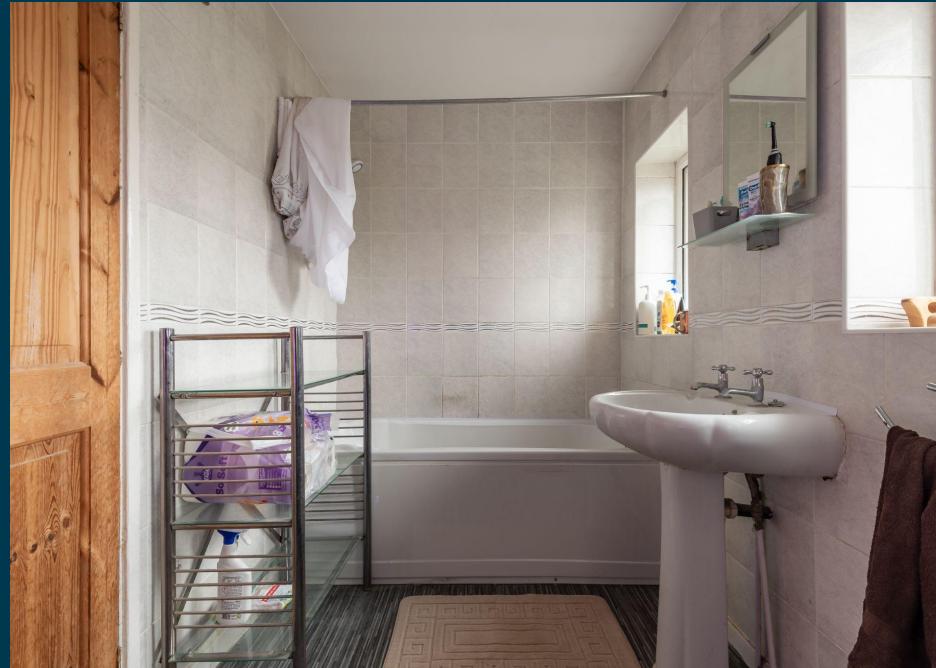
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# 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 £525 per calendar month but the potential market rent is

£ 729

Returns Based on Rental Income	£525	£729
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.50	£72.90
<b>Total Monthly Costs</b>	<b>£426.88</b>	<b>£447.28</b>
<b>Monthly Net Income</b>	<b>£98.13</b>	<b>£281.73</b>
<b>Annual Net Income</b>	<b>£1,177.50</b>	<b>£3,380.70</b>
<b>Net Return</b>	<b>3.32%</b>	<b>9.52%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£1,922.70**  
Adjusted To

Net Return **5.42%**

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

Annual Net Income **£1,655.70**  
Adjusted To

Net Return **4.66%**

# 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 £145,000.



£145,000

## 3 bedroom semi-detached house for sale

+ Add to report

Retford Grove, Hull, HU9

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jul 2024 to 6 Dec 2024 (132 days) by Wigwam Homes, Hull



£140,000

## 3 bedroom terraced house for sale

+ Add to report

Milford Grove, Hull

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Oct 2025 by Whitakers, Sutton-on-Hull

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

**3 bedroom terraced house**

**+ Add to report**

Ecclesfield Avenue, Hull, East Yorkshire, HU9

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 23 May 2024 to 10 Jul 2024 (47 days) by EweMove, Covering Yorkshire



£715 pcm

**3 bedroom terraced house**

**+ Add to report**

Annandale Road, HULL

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 29 Jan 2025 to 13 Mar 2025 (42 days) by William H. Brown Lettings, Hull (Holderness Road)

# 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**



Current term of tenancy: **4 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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