



60 MULBERRY HOUSE
BURBAGE SQUARE

WAKEFIELD
WF1 2SE

A LEASEHOLD TWO BEDROOM APARTMENT

£107,500



SUMMARY

TENURE: LEASHELD C (224 YEAR LEASE)

SERVICE CHARGE: C £3000 PER ANNUM

GROUND RENT: £250 PER ANNUM

TYPE : 2 BEDROOM APARTMENT

CAR PARKING SPACE

PRICE : £107,500

CURRENT RENTAL INCOME OF £9300 PA

A GROSS YIELD ON ACQUISITION OF : 8.65 %

EPC C (78)



C 0.3 MILES FROM WAKEFIELD GRAMMAR PRE-PREPARED PRIMARY SCHOOL

C 0.37 MILES FROM QUEEN ELIZABETH GRAMMAR SCHOOL

C 0.2 MILES FROM WAKEFIELD WESTBURY TRAIN STATION

C 2.1 MILES FROM PINDERFIELDS GENERAL HOSPITAL



INVESTMENT PERFORMANCE

£9300

8.65 %

£33.5k

CURRENT RENT PER ANNUM

YIELD ON ERV

CASH INVESTMENT FROM



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £107,500 , RENTAL OF £775 PER MONTH, STAMP DUTY £5375 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.79% INTEREST ONLY (75% LTV)

PURCHASE

TOTAL PURCHASE PRICE OF £114,075 : MORTGAGE £80,625
CASH INVESTMENT £33,450

MORTGAGE

INTEREST ONLY PAYMENT OF £322 PER MONTH, OR £3862
PER ANNUM

RENT

GROSS RENT OF £775 PER MONTH, OR £9300 PER ANNUM.
NET RENT AFTER FINANCE, RUNNING COSTS, MANAGEMENT
& MORTGAGE PAYMENTS OF £3862 (ABOVE) IS £1281

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 1281/ 33450
3.20%

THE EQUIVALENT OF A 3.20 % NET RETURN PER YEAR ON
CASH INVESTED

2025 TO 2029 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 28.2 % FROM 2025-2029
& A COMPOUNDED RENTAL INCREASE OF 17.6 % OVER THE
SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£7096

TOTAL CAPITAL GROWTH

£24,523

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)
£31,619

% RETURN ON INITIAL CASH INVESTMENT

79 %

AVERAGE RETURN PER YEAR

19.75 %

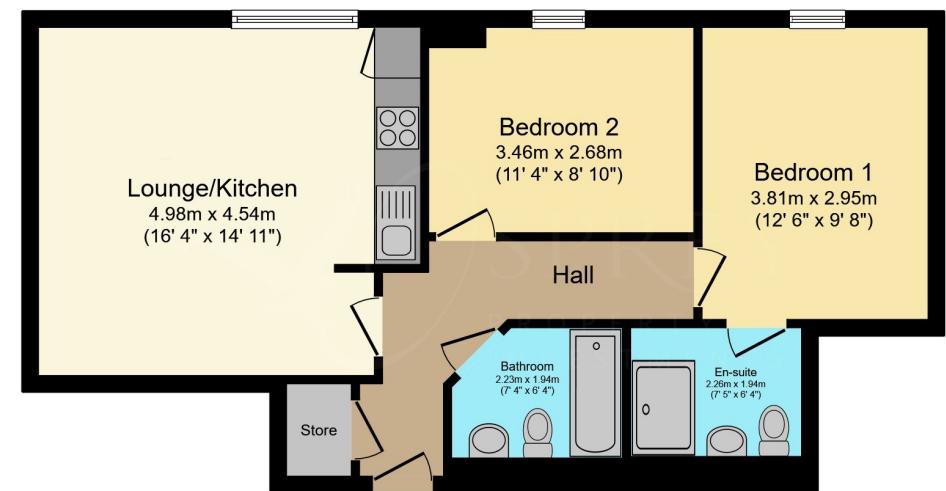
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Mulberry House, Wakefield, WF1 2SE



Total floor area: 60.2 sq.m. (648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie



CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

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