

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street, Hull, HU1

222527071

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





## Property Description

Our latest listing is in High Street, Hull, HU1

Get instant cash flow of **£850** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£863** 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...**



High Street, Hull, HU1

222527071



## Property Key Features

2 bedroom

2 bathroom

Spacious Room

Good Condition

Factor Fees: £131 pm

Ground Rent: £6.25 pm

Lease Length: 227 years

Current Rent: £850

Market Rent: £863

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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



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 £850 per calendar month but the potential market rent is

£ 863

Returns Based on Rental Income	£850	£863
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£131.00	
Ground Rent	£6.25	
Letting Fees	£85.00	£86.30
<b>Total Monthly Costs</b>	<b>£696.63</b>	<b>£697.93</b>
<b>Monthly Net Income</b>	<b>£153.38</b>	<b>£165.08</b>
<b>Annual Net Income</b>	<b>£1,840.50</b>	<b>£1,980.90</b>
<b>Net Return</b>	<b>4.04%</b>	<b>4.35%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£254.90**  
Adjusted To

Net Return                      **0.56%**

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

Annual Net Income      **-£149.10**  
Adjusted To

Net Return                      **-0.33%**

# 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 £165,000.



£165,000

## 2 bedroom apartment for sale

+ Add to report

Trinity Wharf, 52-58 High Street, Hull, East Yorkshire, HU1 1QE

NO LONGER ADVERTISED

Marketed from 18 Dec 2020 to 8 Mar 2021 (79 days) by Riverside Property, Hull



£160,000

## 2 bedroom apartment for sale

+ Add to report

Trinity Wharf, Hull

NO LONGER ADVERTISED

Marketed from 10 Feb 2022 to 1 Aug 2022 (171 days) by Lets Sell, Hull

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

+ Add to report

Apartment 33, Hull, HU1

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2025 to 7 Oct 2025 (104 days) by Gro Residential Management, Hull



£1,100 pcm

2 bedroom flat

+ Add to report

56 High Street, Hull, HU1

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 May 2024 to 23 Jul 2024 (59 days) by Gro Residential Management, 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.



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

High Street, Hull, HU1

222527071

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.



**LETPROPERTY**