

LET PROPERTY PACK

INVESTMENT INFORMATION

Mersey Street, Hull, HU8

222898939

 www.letproperty.co.uk





Property Description

Our latest listing is in Mersey Street, Hull, HU8

Get instant cash flow of **£525** per calendar month with a **9.7%** Gross Yield for investors.

This property has a potential to rent for **£621** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Mersey Street, Hull, HU8

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Property Key Features

2 bedrooms

1 bathroom

Spacious room

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £621

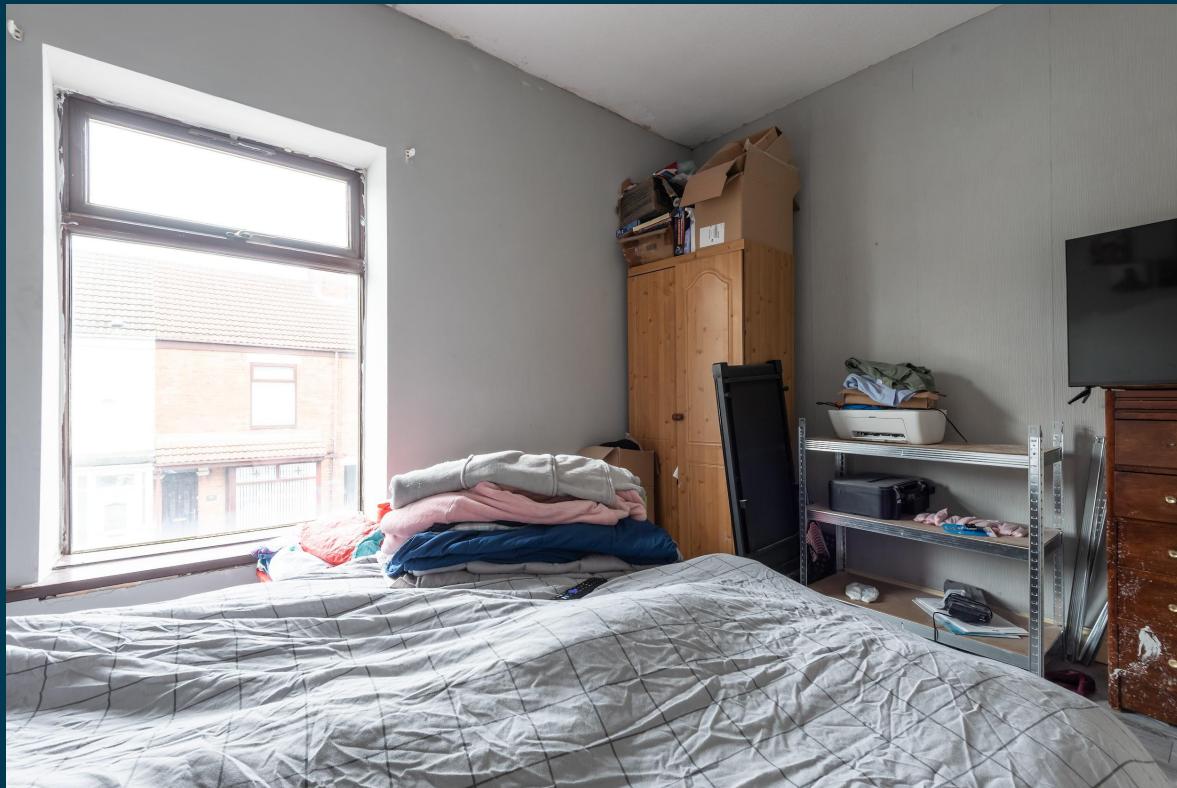
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit	£16,250.00
SDLT Charge	£3,250
Legal Fees	£1,000.00
Total Investment	£20,500.00

Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 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

£ 621

Returns Based on Rental Income	£525	£621
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees		TBC
Ground Rent		Freehold
Letting Fees	£52.50	£62.10
Total Monthly Costs	£270.63	£280.23
Monthly Net Income	£254.38	£340.78
Annual Net Income	£3,052.50	£4,089.30
Net Return	14.89%	19.95%

Return Stress Test Analysis Report



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

Annual Net Income	£2,847.30
Adjusted To	
Net Return	13.89%

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

Annual Net Income	£3,114.30
Adjusted To	
Net Return	15.19%

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 £75,000.



£75,000

2 bedroom terraced house for sale

Alaska Street, Hull

NO LONGER ADVERTISED SOLD STC

Marketed from 21 Dec 2023 to 3 Apr 2024 (103 days) by Symonds & Greenham, Hull



£75,000

2 bedroom terraced house for sale

Severn Street, Hull, HU8

NO LONGER ADVERTISED SOLD STC

Marketed from 17 Dec 2020 to 19 May 2021 (153 days) by Beercocks, Holderness Road



Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

Buckingham Street, HULL

NO LONGER ADVERTISED LET AGREED

Marketed from 12 Nov 2025 to 29 Dec 2025 (46 days) by

£700 pcm



2 bedroom terraced house

Berkshire Street, Hull

CURRENTLY ADVERTISED

Marketed from 26 Nov 2025 by Bricknells Rentals, Wickersley

£695 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**



Current term of tenancy: **5 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.



LET PROPERTY