

LET PROPERTY PACK

INVESTMENT INFORMATION

Garfield Road, Great
Yarmouth, NR30

227869621

 www.letproperty.co.uk





Property Description

Our latest listing is in Garfield Road, Great Yarmouth, NR30

Get instant cash flow of **£650** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£789** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £789

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 789

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650	£789
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£78.90
Total Monthly Costs	£455.00	£468.90
Monthly Net Income	£195.00	£320.10
Annual Net Income	£2,340.00	£3,841.20
Net Return	6.32%	10.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,263.20**
Adjusted To

Net Return **6.12%**

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

Annual Net Income **£2,041.20**
Adjusted To

Net Return **5.52%**

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 £180,000.



£180,000

2 bedroom terraced house for sale

Alderman McGee Gardens, Great Yarmouth

CURRENTLY ADVERTISED

Marketed from 5 Aug 2026 by William H. Brown, Great Yarmouth

+ Add to report



£155,000

2 bedroom end of terrace house for sale

Hawkins Close, Great Yarmouth

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Nov 2025 to 19 Jun 2026 (230 days) by Aldreds, Great Yarmouth

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom house

Stonecutters Way, GREAT YARMOUTH

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Apr 2026 to 9 Jul 2026 (76 days) by William H. Brown Lettings, Great Yarmouth

+ Add to report



£850 pcm

2 bedroom terraced house

Maygrove Road, GREAT YARMOUTH

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 May 2026 to 28 Jul 2026 (78 days) by William H. Brown Lettings, Great Yarmouth

+ Add to report

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: **9 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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