

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Martins Mill, Pellon Lane,  
Halifax, HX1 5QJ

225066153

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





## Property Description

Our latest listing is in Martins Mill, Pellon Lane, Halifax, HX1 5QJ

Get instant cash flow of **£475** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£609** which would provide the investor a Gross Yield of **13.3%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Martins Mill, Pellon Lane,  
Halifax, HX1 5QJ

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £140.00 PM**

**Ground Rent: £21.00 PM**

**Lease Length: 241 Years**

**Current Rent: £475**

**Market Rent: £609**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 55,000

SDLT Charge	£2,750
Legal Fees	£1,000
Total Investment	£58,750

# Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 609

Returns Based on Rental Income	£475	£609
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£21.00	
Letting Fees	£47.50	£60.90
<b>Total Monthly Costs</b>	<b>£223.50</b>	<b>£236.90</b>
<b>Monthly Net Income</b>	<b>£251.50</b>	<b>£372.10</b>
<b>Annual Net Income</b>	<b>£3,018.00</b>	<b>£4,465.20</b>
<b>Net Return</b>	<b>5.14%</b>	<b>7.60%</b>

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



# Return **Stress Test** Analysis Report



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



Annual Net Income      **£3,247**  
Adjusted To

Net Return                      **5.53%**

# 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 £100,000.



£100,000

## 1 bedroom flat for sale

Pellon Lane, Halifax

CURRENTLY ADVERTISED

Marketed from 11 Mar 2025 by TKI Residential, Leeds

+ Add to report



£75,000

## 1 bedroom apartment for sale

Pellon Lane, Halifax, West Yorkshire, HX1

CURRENTLY ADVERTISED

Marketed from 27 Oct 2025 by Ryder & Dutton, Halifax

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

## 1 bedroom apartment

+ Add to report

10 Martins Mill, Richmond Road, Halifax, West Yorkshire, HX1

CURRENTLY ADVERTISED

Marketed from 16 Aug 2022 by Leef Property Management Ltd, Warrington



£650 pcm

## 1 bedroom apartment

+ Add to report

Pellon Lane, Halifax

NO LONGER ADVERTISED

Marketed from 3 Mar 2026 to 16 Mar 2026 (13 days) by Edkins & Holmes, Halifax


# 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: **5 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.



Martins Mill, Pellon Lane, Halifax, HX1 5QJ

PROPERTY ID: 12345678



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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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