

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Murchison Street,  
Scarborough, YO12

229323621

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





## Property Description

Our latest listing is in Murchison Street, Scarborough, YO12

Get instant cash flow of **£625** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.3%** 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...



Murchison Street,  
Scarborough, YO12

229323621



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £625**

**Market Rent: £850**

# Lounge



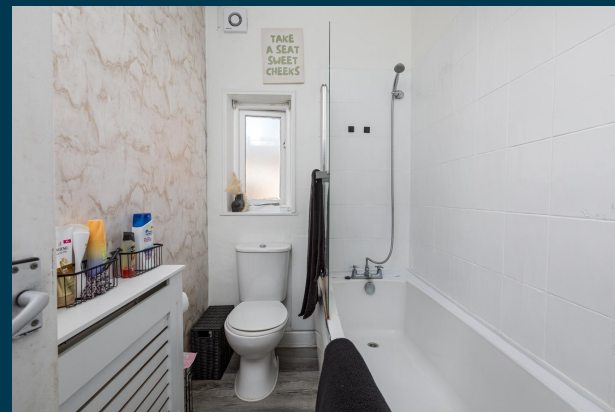
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of 110,000.

## ASSUMED PURCHASE PRICE

£ 110,000.00

SDLT Charge

£5,500

Legal Fees

£1,000

Total Investment

£116,500

# Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 850



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



| Returns Based on Rental Income  | £625      | £850      |
|---------------------------------|-----------|-----------|
| Est. Building Cover (Insurance) | £15.00    |           |
| Approx. Factor Fees             | TBC       |           |
| Ground Rent                     | Freehold  |           |
| Letting Fees                    | £62.50    | £85.00    |
| Total Monthly Costs             | £77.50    | £100.00   |
| Monthly Net Income              | £547.50   | £750.00   |
| Annual Net Income               | £6,570.00 | £9,000.00 |
| Net Return                      | 5.64%     | 7.73%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,300**  
Adjusted To

Net Return                      **6.27%**

# 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 £120,000.



3 bedroom terraced house for sale

Murchison Street, Scarborough

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Oct 2022 to 15 Feb 2023 (126 days) by Four Walls Or More, Scarborough

£120,000



3 bedroom terraced house for sale

Tindall Street, Scarborough, North Yorkshire, YO12

NO LONGER ADVERTISED

Marketed from 13 Nov 2023 to 15 May 2024 (183 days) by Reeds Rains, Scarborough

£115,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 3 bedroom terraced house

Cambridge Street, Scarborough

NO LONGER ADVERTISED

Marketed from 9 Sep 2026 to 10 Sep 2026 by Colin Ellis Estate Agents, Scarborough



£925 pcm

## 3 bedroom terraced house

Hoxton Road, Scarborough, North Yorkshire, YO12

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Sep 2026 to 1 Oct 2026 (23 days) by Harris-Shields Collection, Scarborough

+ Add

# 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: **6 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.



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

Murchison Street, Scarborough, YO12

PROPERTY ID: 229323621

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**