

LET PROPERTY PACK

INVESTMENT INFORMATION

Wold Street, Malton, YO17

220012264

 www.letproperty.co.uk





Property Description

Our latest listing is in Wold Street, Malton, YO17

Get instant cash flow of **£700** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **11.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Wold Street, Malton, YO17

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Maintained Kitchen

Factor Fees: £25.00 PM

Ground Rent: £25.00 PM

Lease Length: 990 years

Current Rent: £700

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£700	£1,000
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£25.00	
Ground Rent	£25.00	
Letting Fees	£70.00	£100.00
Total Monthly Costs	£475.63	£505.63
Monthly Net Income	£224.38	£494.38
Annual Net Income	£2,692.50	£5,932.50
Net Return	7.99%	17.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,932.50**
Adjusted To

Net Return **11.67%**

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

Annual Net Income **£4,597.50**
Adjusted To

Net Return **13.64%**

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 £145,000.



£145,000

2 bedroom flat for sale

+ Add to report

Middleton Court, Norton, Malton

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Apr 2024 to 13 Dec 2024 (233 days) by Cundalls, Malton

A spacious, ground floor two-bedroom apartment enjoying a pleasant southerly aspect, with spaciou...



£140,000

2 bedroom flat for sale

+ Add to report

71A, Westgate, Pickering, North Yorkshire, YO18 8AZ8

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Oct 2024 to 11 Jul 2025 (262 days) by Rounthwaite & Woodhead, Pickering

First Floor Flat with Private Ground Floor Entrance | Located Within Easy Walking Distance of the...

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 apartment

+ Add to report

Kirkdale Manor, Newton

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Feb 2025 to 3 Apr 2025 (44 days) by Bulmers Letting, Malton

Open Plan Kitchen Diner | Two Bedrooms | Biomass Heating | Communal Garden | Parking for Two Cars...



£1,050 pcm

2 bedroom apartment

+ Add to report

Oak Tree Court, Haxby, York, North Yorkshire, YO32

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2024 to 31 Jan 2025 (59 days) by Reeds Rains, Haxby

Available Now | 2 Bedrooms | All electric no gas | Allocated parking space | Unfurnished

Current Tenant Profile



As this property is currently tenanted, 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.



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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.

