

LET PROPERTY PACK

INVESTMENT INFORMATION

Essex Street, Hull, HU4

227712449

 www.letproperty.co.uk





Property Description

Our latest listing is in Essex Street, Hull, HU4

Get instant cash flow of **£550** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£684** which would provide the investor a Gross Yield of **11.7%** 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...



Essex Street, Hull, HU4

227712449



Property Key Features

3 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £684

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit £17,500.00

SDLT Charge £3,500

Legal Fees £1,000.00

Total Investment £22,000.00

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 £550 per calendar month but the potential market rent is

£ 684

Returns Based on Rental Income	£550	£684
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£68.40
Total Monthly Costs	£288.75	£302.15
Monthly Net Income	£261.25	£381.85
Annual Net Income	£3,135.00	£4,582.20
Net Return	14.25%	20.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,214.20**
Adjusted To

Net Return **14.61%**

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

Annual Net Income **£3,532.20**
Adjusted To

Net Return **16.06%**

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 £80,000.



£80,000

3 bedroom end of terrace house for sale

Huntingdon Street, Hull

CURRENTLY ADVERTISED

Marketed from 14 Jul 2026 by Symonds & Greenham, Hull

+ Add to report



£75,000

3 bedroom terraced house for sale

Devon Street, Hull, HU4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 May 2026 by Yopa, East Midlands & Yorkshire

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom semi-detached house

[+ Add to report](#)

River Grove, Hull, HU4

NO LONGER ADVERTISED

Marketed from 17 May 2024 to 20 May 2024 (3 days) by OpenRent, London



£750 pcm

3 bedroom house

[+ Add to report](#)

Monmouth Street, HULL

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jul 2024 to 16 Sep 2024 (58 days) by William H. Brown Lettings, Willerby

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: **8 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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