

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Horsefair, Boroughbridge,  
YO51

226691260

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





## Property Description

Our latest listing is in Horsefair, Boroughbridge, YO51

Get instant cash flow of **£612** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£662** which would provide the investor a Gross Yield of **7.6%** 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...**



Horsefair, Boroughbridge,  
YO51

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## Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £85 pm

Ground Rent: £0

Lease Length: 965 years

Current Rent: £612

Market Rent: £662

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

# 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 £612 per calendar month but the potential market rent is

£ 662

Returns Based on Rental Income	£612	£662
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£85.00	
Ground Rent	£0.00	
Letting Fees	£61.20	£66.20
<b>Total Monthly Costs</b>	<b>£489.33</b>	<b>£494.33</b>
<b>Monthly Net Income</b>	<b>£122.68</b>	<b>£167.68</b>
<b>Annual Net Income</b>	<b>£1,472.10</b>	<b>£2,012.10</b>
<b>Net Return</b>	<b>4.53%</b>	<b>6.19%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£688.10**  
Adjusted To

Net Return                      **2.12%**

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

Annual Net Income      **£437.10**  
Adjusted To

Net Return                      **1.34%**

# 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 £125,000.



£125,000

## 1 bedroom flat for sale

+ Add to report

\*\*\* SOLD BY STEPHENSONS \*\*\*

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Mar 2023 to 30 Jun 2023 (111 days) by Stephenson's, Boroughbridge



£115,000

## 1 bedroom flat for sale

+ Add to report

Mauleverer House Horsefair, Boroughbridge, York

NO LONGER ADVERTISED

Marketed from 18 May 2023 to 5 Aug 2024 (445 days) by Craven Holmes Estate Agents, Boroughbridge

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £740 based on the analysis carried out by our letting team at **Let Property Management**.



£740 pcm

## 1 bedroom flat

+ Add to report

Riverside Mews, Boroughbridge, YO51

NO LONGER ADVERTISED

Marketed from 23 May 2025 to 1 Jun 2025 (8 days) by OpenRent, London



£695 pcm

## 1 bedroom end of terrace house

+ Add to report

St. James Square, Boroughbridge, York

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Sep 2025 to 21 Oct 2025 (46 days) by Craven Holmes Estate Agents, Boroughbridge

# 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: **3 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.



**LETPROPERTY**