# LET PROPERTY PACK

## INVESTMENT INFORMATION

Prescott Street, Halifax, HX1
2HQ

230108594

www.letproperty.co.uk



LETPROPERTY



# Property Description

Our latest listing is in Prescott Street, Halifax, HX1 2HQ

Get instant cash flow of **£700** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£758** which would provide the investor a Gross Yield of **10.1%** 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...**



Prescott Street, Halifax,
HX1 2HQ

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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £159.41 PM

Ground Rent: £15.00 PM

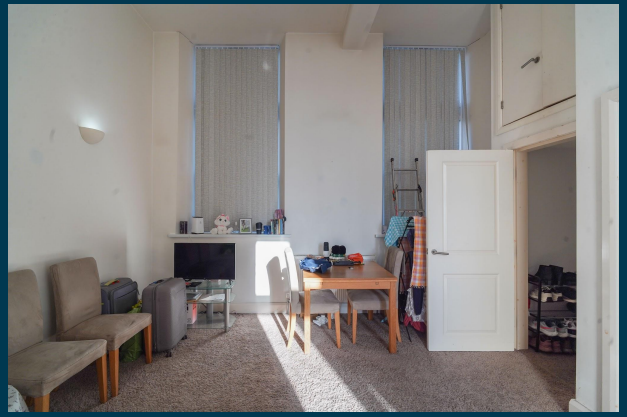
Lease Length: 110 years

Current Rent: £700

Market Rent: £758

# Lounge







# Kitchen





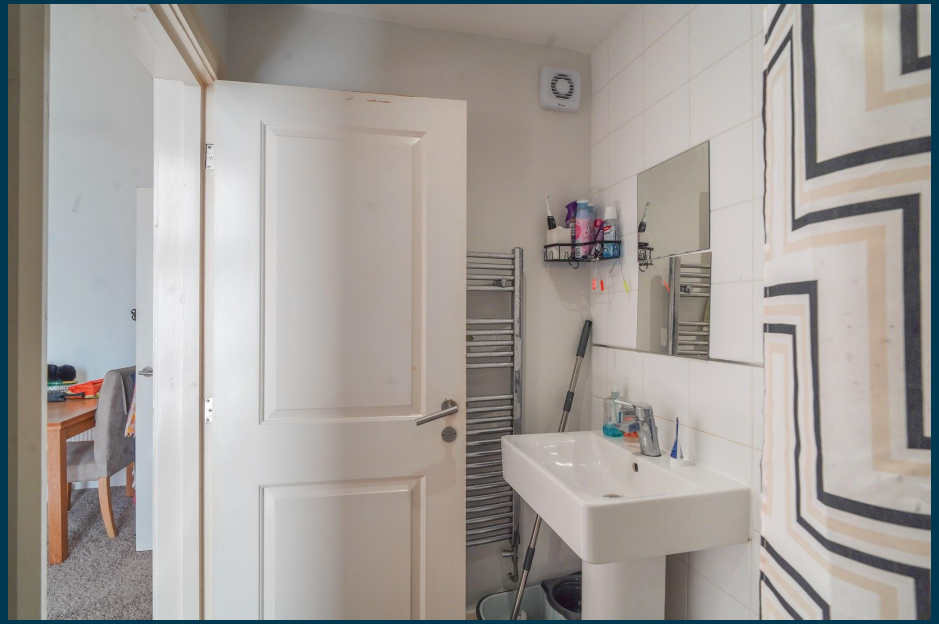
# Bedrooms








# Bathroom





# Exterior







# Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

**ASSUMED PURCHASE PRICE**

£ 90,000.00

| | |
|---|---|
| 25% Deposit | **£22,500.00** |
| SDLT Charge | **£4,500** |
| Legal Fees | **£1,000.00** |
| Total Investment | **£28,000.00** |

# Projected Investment Return



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

£ 758

| Returns Based on Rental Income | £700 | £758 |
|---|---|---|
| Mortgage Payments on £67,500.00 @ 5% | £281.25 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £159.41 | |
| Ground Rent | £15.00 | |
| Letting Fees | £70.00 | £75.80 |
| Total Monthly Costs | £540.66 | £546.46 |
| Monthly Net Income | £0.00 | £211.54 |
| Annual Net Income | £0.00 | £2,538.48 |
| Net Return | 0.00% | 9.07% |

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 Adjusted To | **£1,022.48** |
| Net Return | **3.65%** |

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

| | |
|---|---|
| Annual Net Income Adjusted To | **£1,368.48** |
| Net Return | **4.89%** |

# 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 apartment for sale

+ Add to report

Prescott Street, Halifax

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Nov 2021 to 25 Nov 2021 by Reloc8 Properties, West Yorkshire



£100,000

1 bedroom apartment for sale

+ Add to report

Charlotte Close, HALIFAX

NO LONGER ADVERTISED

Marketed from 6 Aug 2020 to 2 Oct 2020 (56 days) by William H. Brown, Halifax

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

1 bedroom apartment

+ Add to report

Bramwell Way, Halifax

NO LONGER ADVERTISED LET AGREED

Marketed from 28 May 2026 to 6 Jul 2026 (39 days) by Reloc8 Properties, West Yorkshire



£775 pcm

1 bedroom apartment

+ Add to report

Cow Green, HALIFAX

NO LONGER ADVERTISED

Marketed from 26 Sep 2025 to 1 Oct 2025 (4 days) by William H. Brown Lettings, 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: **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.

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