

LET PROPERTY PACK

INVESTMENT INFORMATION

Prince Brown Works,
Baxter Lane, Halifax, HX3

228876188

 www.letproperty.co.uk





Property Description

Our latest listing is in Prince Brown Works, Baxter Lane, Halifax, HX3

Get instant cash flow of **£5,800** per calendar month with a **4.6%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

A Portfolio of Terraced Houses

11 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £1,500,000.00 and borrowing of £1,125,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,500,000.00

25% Deposit **£375,000.00**

SDLT Charge **£168,750**

Legal Fees **£1,000.00**

Total Investment £544,750.00

Projected Investment Return



The monthly rent of this property is currently set at £5,800 per calendar month but the potential market rent is

£ 5,800

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



Returns Based on Rental Income	£5,800
Mortgage Payments on £1,125,000.00 @ 5%	£4,687.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£580.00
Total Monthly Costs	£5,282.50
Monthly Net Income	£517.50
Annual Net Income	£6,210.00
Net Return	1.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£5,390.00**
Adjusted To

Net Return **-0.99%**

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

Annual Net Income **-£16,290.00**
Adjusted To

Net Return **-2.99%**

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 £2,250,000.



£2,250,000

5 bedroom detached house for sale

Luxurious Property on the edge of Shelf

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Mar 2025 by Monroe Estate Agents, Alwoodley



£1,900,000

5 bedroom detached house for sale

Woodhouse Lane, Brighouse

CURRENTLY ADVERTISED

Marketed from 4 Sep 2025 by Peter David Properties, Brighouse

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £6,500 based on the analysis carried out by our letting team at **Let Property Management**.



£6,500 pcm

5 bedroom detached house

+ Add to report

Upper Hazelhurst Farm, Off Withens Road, Off Cold Edge Road, Wainstalls, Halifax, HX2 7UA

CURRENTLY ADVERTISED

LET AGREED

Marketed from 29 Jul 2026 by Yellow Brick Road Estate Agents, Sowerby Bridge



£5,000 pcm

5 bedroom detached house

Bradshaw, Halifax

CURRENTLY ADVERTISED

Marketed from 22 Jul 2026 by Edkins & Holmes, 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
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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