

LET PROPERTY PACK

INVESTMENT INFORMATION

Celandine Close South
Killingholme, Immingham,
DN40 3HP

204130305

 www.letproperty.co.uk





Property Description

Our latest listing is in Celandine Close South Killingholme, Immingham, DN40 3HP

Get instant cash flow of **£450** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** 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...



Celandine Close South
Killingholme,
Immingham, DN40 3HP

204130305



Property Key Features

2 Bedrooms

1 Bathroom

Garden Ground

Parking Space

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £450

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 950



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£450	£950
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£45.00	£95.00
Total Monthly Costs	£435.00	£485.00
Monthly Net Income	£15.00	£465.00
Annual Net Income	£180.00	£5,580.00
Net Return	0.52%	16.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,680.00**
Adjusted To

Net Return **10.64%**

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


Annual Net Income **£3,780.00**
Adjusted To

Net Return **10.92%**

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 £167,000.




2 bedroom detached bungalow for sale
Garden Village, North Killingholme

+ Add to report

NO LONGER ADVERTISED **SOLD STC**


Two bed detached bungalow | Well presented throughout | Modern shower room | Off road parking wi...

£162,500

 Floorplan

SOLD PRICE HISTORY

17 Jun 2022	£167,000
15 Jul 2005	£125,000




2 bedroom detached bungalow for sale
Greengate Lane, South Killingholme

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Detached bungalow in South Killingholme | No forward chain attached | Two double bedrooms | Doub...

£165,000

 Floorplan

SOLD PRICE HISTORY

17 Nov 2023	£163,800
30 Jun 1997	£48,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

2 bedroom detached bungalow

THE LODGE, BELL HALL, ESCRICK, YORK, YO19 6HL

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Impressive Detached Character Property | Two Double Bedrooms | Stunning Open Plan Living Space | ...

Marketed from 15 Mar 2021 to 22 Apr 2021 (37 days) by Linley and Simpson, York



£1,400 pcm

2 bedroom house

Eastfield Crescent, York

NO LONGER ADVERTISED

LET AGREED

+ Add to report






LARGE TWO BEDROOM BUNGALOW | EN-SUITE AND FAMILY BATHROOM | SEPERATE KITCHEN WITH BUILT IN APPLIA...

SOLD PRICE HISTORY

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**
-  Current term of tenancy: **5 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?

Make an offer or
book a viewing

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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