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LET PROPERTY PACK

INVESTMENT INFORMATION

Belmont Street, Mexborough, S64

203212173

www.letproperty.co.uk





Property Description

Our latest listing is in Belmont Street, Mexborough, S64

Get instant cash flow of £500 per calendar month with a 7.5% Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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

LETPR®PERTY





Belmont Street, Mexborough, S64

203212173

2 Bedroom Factor Fees: £0.

1 Bathroom

Spacious Room

Balcony

Factor Fees: £0.00 Ground Rent: £0.00 Lease Length: £0.00 Current Rent: £500 Market Rent: £600







Kitchen





Bedrooms









Bathroom









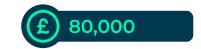






Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



| 25% Deposit | £20,000.00 |
|------------------|------------|
| SDLT Charge | 2400 |
| Legal Fees | £1,000.00 |
| Total Investment | £23,400.00 |

Projected Investment Return



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. The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is



| Returns Based on Rental Income | £500 | £600 |
|--------------------------------------|--------------------|---------------------|
| Mortgage Payments on £60,000.00 @ 5% | £25 | 0.00 |
| Est. Building Cover (Insurance) | £1 | 5.00 |
| Approx. Factor Fees | £0 | 0.00 |
| Ground Rent | £0.00 | |
| Letting Fees | £50.00 | £60.00 |
| Total Monthly Costs | £315.00 | £325.00 |
| Monthly Net Income | £185 | £275 |
| Annual Net Income | £2,220 | £3,300 |
| Net Return | <mark>9.49%</mark> | <mark>14.10%</mark> |



Return Stress Test Analysis Report





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

Annual Net Income **£2,100** Adjusted To

Net Return 8.97%

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

Annual Net Income **£2,100** Adjusted To

Net Return **8.97**%

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



Belmont Street, MEXBOROUGH

NO LONGER ADVERTISED SOLD STC

STONE FRONTED | SPACIOUS THROUGHOUT | UNIQUE FEATURES | OPEN PLAN LIVING/ DINER | REAR ENCLOSED G...

SOLD PRICE HISTORY



£70,000

| 2 | bedroom | semi-detached | house | for | sal | e |
|---|---------|---------------|-------|-----|-----|---|
|---|---------|---------------|-------|-----|-----|---|

Belmont Street, MEXBOROUGH

NO LONGER ADVERTISED

Semi Detached House | Living Room, Dining Room, Kitchen | Two Bedrooms, Family Bathroom | Well Pr...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm



£475 pcm

| NO LONGER ADVERTISED | LET AGREED | | |
|-----------------------------|-----------------------|--------------|-----------------------|
| No summary available. | | | |
| SOLD PRICE HISTORY | | | |
| elmont Street, Mexborough | | | + Add to report |
| NO LONGER ADVERTISED | LET AGREED | | |
| Terraced 2 Beds 2 Reception | ons 1 Bathroom Co | uncil Tax Ba | and A Unfurnished Gas |

SOLD PRICE HISTORY

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





Standard Tenancy Agreement In Place: **YES**





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.



Payment history: On time for length of tenancy

Current term of tenancy: 2 years





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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.

