

LET PROPERTY PACK

INVESTMENT INFORMATION

Stoney Lane Longwood,
Huddersfield, HD3 4ZQ

208689305

 www.letproperty.co.uk





Property Description

Our latest listing is in Stoney Lane Longwood, Huddersfield, HD3 4ZQ

Get instant cash flow of **£575** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£637** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

With a tenant currently situated, this space has been kept in good condition and a rental income that ensures fantastic returns (tenants guaranteed for a year or even more), this property will make a rewarding addition to an investors portfolio.

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



Stoney Lane Longwood,
Huddersfield, HD3 4ZQ

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Leasehold

Lease Length: 999

Current Rent: £575

Market Rent: £637

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

| | |
|------------------|------------|
| 25% Deposit | £26,000.00 |
| SDLT Charge | £3,120 |
| Legal Fees | £1,000.00 |
| Total Investment | £30,120.00 |

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 £575 per calendar month but the potential market rent is

£ 637

| Returns Based on Rental Income | £575 | £637 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £78,000.00 @ 5% | £325.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | Leasehold | |
| Letting Fees | £57.50 | £63.70 |
| Total Monthly Costs | £397.50 | £403.70 |
| Monthly Net Income | £177.50 | £233.30 |
| Annual Net Income | £2,130.00 | £2,799.60 |
| Net Return | 7.07% | 9.29% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,525.60**
Adjusted To

Net Return **5.07%**

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

Annual Net Income **£1,239.60**
Adjusted To

Net Return **4.12%**

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 £120,000.



1 bedroom apartment for sale
Stoney Lane, Longwood, HD3

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Excellent commuter links | Large terrace | Luxury apartment

SOLD PRICE HISTORY

| | |
|------------|---------|
| 8 Oct 2008 | £99,950 |
|------------|---------|



1 bedroom apartment for sale
Parkwood Mills (1st Floor), Stoney Lane, Huddersfield, HD3

+ Add to report

NO LONGER ADVERTISED

AVAILABLE TO INVESTORS ONLY - SOLD WITH TENANT IN SITU APPEALING FIRST FLOOR APARTMENT WITH...

Marketed from 14 Mar 2017 to 5 Aug 2019 (873 days) by Simon Blyth, Huddersfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

CURRENTLY ADVERTISED

LET AGREED

Allocated Parking | Modern Property | Scenic Location | Large Bedroom | Integrated Appliances

SOLD PRICE HISTORY

4 Aug 2015

£96,750

1 ARNWOOD Hill, LONGWOOD



£695 pcm

NO LONGER ADVERTISED

LET AGREED






Corner apartment | Stunning view | One Bedroom | Fitted kitchen with appliances | Allocated park...

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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.



Interested in this
property investment?

Call us on
0141 478 0985

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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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