

LET PROPERTY PACK

INVESTMENT INFORMATION

Chatham Street, Hull, HU3

208894931

 www.letproperty.co.uk





Property Description

Our latest listing is in Chatham Street, Hull, HU3

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 **£700** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Chatham Street, Hull,
HU3

208894931



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

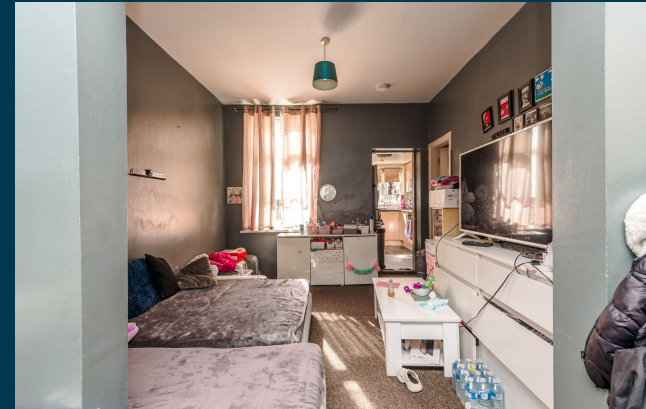
Ground Rent: TBC

Lease Length: TBC

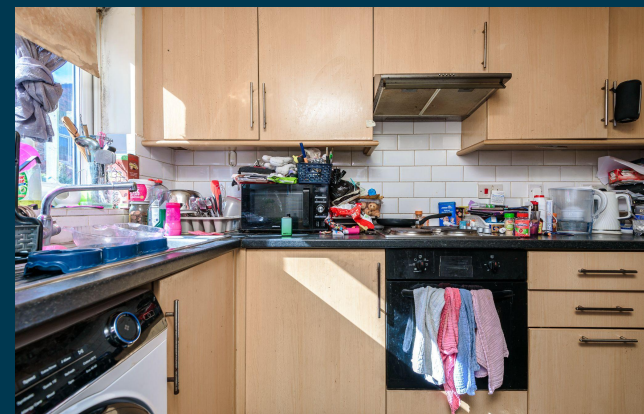
Current Rent: £500

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



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

£ 700



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	£500	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£50.00	£70.00
Total Monthly Costs	£315.00	£335.00
Monthly Net Income	£185.00	£365.00
Annual Net Income	£2,220.00	£4,380.00
Returns Based on Rental Income	£500	£700

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,980.00**
Adjusted To

Net Return **11.55%**

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


Annual Net Income **£3,180.00**
Adjusted To

Net Return **12.33%**

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 £95,000.




2 bedroom terraced house for sale [+ Add to report](#)


Lowther Street, Hull

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Mar 2022 to 17 May 2022 (67 days) by Humber Sales & Lettings Limited, Willerby

Vacant Possession with No Onward Chain | Requiring Some Upgrading | Two Bedrooms | Spacious Rooms...

 Floor plan: [View](#)




3 bedroom terraced house for sale [+ Add to report](#)


Brougham Street, Hull

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Jan 2022 to 18 Aug 2022 (208 days) by Symonds & Greenham, Hull

FANTASTIC THREE BED HOME - THREE DOUBLE BEDROOMS - THROUGH LOUNGE DINER
Symonds and Greenham are ...

 Sold price history: [View](#)

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom flat

+ Add to report

656a Anlaby Road

CURRENTLY ADVERTISED

Marketed from 11 Sep 2024 by Haller Evans, Hull

Recently refurbished | Large private rear garden | Ground and first floor flat | Shops and loc...

Sold price history:

[View](#)



£700 pcm

2 bedroom terraced house

+ Add to report

Meadowbank Rd, HU3

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Dec 2023 to 2 Jan 2024 (29 days) by Lime Property, Hull

Newly Renovated | Popular Location | Shops & Amenities Nearby | Good Transport Links | Dining Spa...






Sold price history:

[View](#)

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.



 www.letproperty.co.uk

Chatham Street, Hull, HU3

PROPERTY ID: 12345678

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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