

LET PROPERTY PACK

INVESTMENT INFORMATION

Edinburgh Street, Goole,
DN14

210757921

 www.letproperty.co.uk





Property Description

Our latest listing is in Edinburgh Street, Goole, DN14

Get instant cash flow of **£625** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£690** which would provide the investor a Gross Yield of **8.0%** 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 be a rewarding addition to an investor portfolio.

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



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DN14

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: Frrehold

Ground Rent: Frrehold

Lease Length: Frrehold

Current Rent: £625

Market Rent: £690

Lounge



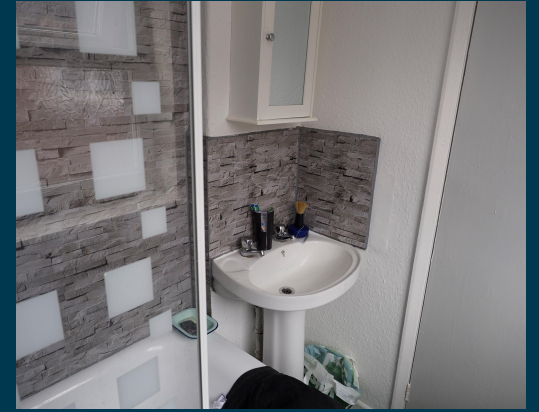
Kitchen



Bedrooms



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 £625 per calendar month but the potential market rent is

£ 690

Returns Based on Rental Income	£625	£690
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Frrehold	
Ground Rent	Frrehold	
Letting Fees	£62.50	£69.00
Total Monthly Costs	£402.50	£409.00
Monthly Net Income	£222.50	£281.00
Annual Net Income	£2,670.00	£3,372.00
Net Return	8.86%	11.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,992.00**
Adjusted To

Net Return **6.61%**

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

Annual Net Income **£1,812.00**
Adjusted To

Net Return **6.02%**

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.



£120,000

4 bedroom semi-detached house for sale

+ Add to report

Edinburgh Street, Goole, DN14 5EH

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 May 2023 to 17 Nov 2023 (185 days) by Townend Clegg & Co, Goole



£118,000

3 bedroom terraced house for sale

+ Add to report

Edinburgh Street, Goole, DN14

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Aug 2022 to 28 Feb 2023 (188 days) by Strike, Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom semi-detached house

+ Add to report

Marlborough Avenue, Goole

NO LONGER ADVERTISED LET AGREED

Marketed from 21 Mar 2024 to 1 May 2024 (41 days) by Screenshot, Thorne



£730 pcm

2 bedroom end of terrace house

+ Add to report

Kingsway, Goole

NO LONGER ADVERTISED LET AGREED

Marketed from 23 Aug 2023 to 16 Oct 2023 (53 days) by Link Agency, covering East Yorkshire

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: **Moved in 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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