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LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Rawcliffe Goole DN14

211121808

www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Rawcliffe Goole DN14

Get instant cash flow of £1,278 per calendar month with a 6.5% Gross Yield for investors.

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...







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Property Key Features

Commercial Unit Large Kitchen Office Area Storage Room

Factor Fees: £0.00 Ground Rent: £0.00 Lease Length: Freehold Current Rent: £1,278

Kitchen





Storage





Office/Counter





Bathroom











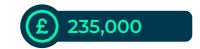
Initial Outlay





Figures based on assumed purchase price of £235,000.00 and borrowing of £176,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£58,750.00
SDLT Charge	7050
Legal Fees	£1,000.00
Total Investment	£66,800.00

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.

Returns Based on Rental Income	£1,278
Mortgage Payments on £176,250.00 @ 5%	£734.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£127.80
Total Monthly Costs	£877.18
Monthly Net Income	£401
Annual Net Income	£4,810
Net Return	<mark>7.20%</mark>

LETOR(1)DERT

Return Stress Test Analysis Report





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

Annual Net Income **£2,254** Adjusted To

Net Return 3.37%

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

1.92%

Annual Net Income **£1,285** Adjusted To

Net Return

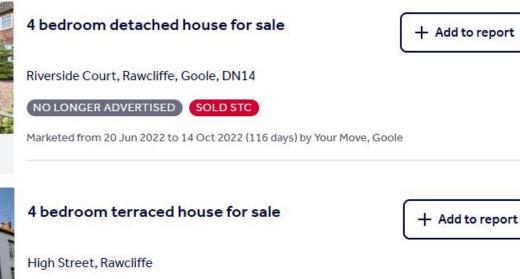
Sale Comparables Report

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 £270,000.

NO LONGER ADVERTISED



£270,000



Marketed from 17 May 2015 to 1 Oct 2015 (137 days) by Screetons, Snaith

SOLD STC

£180,000



Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,950 based on the analysis carried out by our letting team at **Let Property Management**.



£1,950 pcm

5 bedroom detached house

Hazel Lodge, Rawcliffe, Goole, DN14

NO LONGER ADVERTISED

Marketed from 8 Aug 2023 to 9 Aug 2023 (1 days) by OpenRent, London



£1,000 pcm





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.



Current term of tenancy: 10 years+

Payment history: On time for length of tenancy





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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.

