

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cliff Road, Atwick, YO25

211194158

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cliff Road, Atwick, YO25

Get instant cash flow of **£550** per calendar month with a **16.1%** Gross Yield for investors.

This property has a potential to rent for **£691** which would provide the investor a Gross Yield of **20.2%** 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 make for a rewarding addition to an investors portfolio.**

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



Cliff Road, Atwick, YO25

211194158



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: freehold**

**Lease Length: freehold**

**Current Rent: £550**

**Market Rent: £691**

# Lounge



# Kitchen



# Bathroom



# Bedrooms



# Exterior







Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 41,000

SDLT Charge	£1,230
Legal Fees	£1,000
Total Investment	£43,230

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 691

Returns Based on Rental Income	£550	£691
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	freehold	
Letting Fees	£55.00	£69.10
<b>Total Monthly Costs</b>	<b>£100.00</b>	<b>£114.10</b>
<b>Monthly Net Income</b>	<b>£450.00</b>	<b>£576.90</b>
<b>Annual Net Income</b>	<b>£5,400.00</b>	<b>£6,922.80</b>
<b>Net Return</b>	<b>12.49%</b>	<b>16.01%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,541**  
Adjusted To

Net Return                      **12.82%**



# 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 £259,950.



£259,950

## 3 bedroom detached bungalow for sale

+ Add to report

Cliff Road, Atwick

NO LONGER ADVERTISED

Marketed from 25 Apr 2023 to 19 May 2023 (23 days) by Our House Estate Agents, Hornsea



£249,950

## 2 bedroom detached bungalow for sale

+ Add to report

Hornsea Road, Atwick, Driffield

CURRENTLY ADVERTISED

Marketed from 21 Jun 2024 by HPS, Hornsea

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 3 bedroom detached bungalow

+ Add to report

Eastgate, Hornsea, East Riding Of Yorkshire, HU18

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Aug 2023 to 12 Sep 2023 (26 days) by Ultralets, Beverley



£725 pcm

## 2 bedroom house

+ Add to report

Draycott Avenue, Hornsea

NO LONGER ADVERTISED






LET AGREED

Marketed from 21 Dec 2023 to 21 Feb 2024 (61 days) by Quick & Clarke, Beverley

# 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**
-  Current term of tenancy: **3 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  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.



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Cliff Road, Atwick, YO25

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.



**LETPROPERTY**