

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Rawcliffe,
DN14

210804399

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Rawcliffe, DN14

Get instant cash flow of **£5,000** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£5,000** which would provide the investor a Gross Yield of **7.6%** 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...



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DN14

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Property Key Features

13 bedrooms

Multiple Bathroom

Large Primary Business Area

Modern Kitchen Space

Factor Fees: [Field - Factors]

Ground Rent: TBC

Lease Length: freehold

Current Rent: £5,000

Market Rent: £5,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £794,000.00 and borrowing of £595,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 794,000.00

25% Deposit	£198,500.00
SDLT Charge	£51,020
Legal Fees	£1,000.00
Total Investment	£250,520.00

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 £5,000 per calendar month.

Returns Based on Rental Income	£5,000
Mortgage Payments on £595,500.00 @ 5%	£2,481.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£500.00
Total Monthly Costs	£2,996.25
Monthly Net Income	£2,003.75
Annual Net Income	£24,045.00
Net Return	9.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£14,045.00**
Adjusted To

Net Return **5.61%**

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

Annual Net Income **£12,135.00**
Adjusted To

Net Return **4.84%**

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 £950,000.



6 bedroom detached house for sale

[+ Add to report](#)

The Granary, Rusholme Hall, Drax, YO8 8PW

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Dec 2022 to 15 Aug 2023 (232 days) by Preston Baker, Land & New Homes



5 bedroom detached house for sale

[+ Add to report](#)

Rusholme Lane, Drax, Selby

NO LONGER ADVERTISED

Marketed from 18 Nov 2022 to 3 Feb 2023 (76 days) by Park Row Properties, Selby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £10,833 based on the analysis carried out by our letting team at **Let Property Management**.



£10,833 pcm

13 bedroom detached house

+ Add to report

Green Dykes Lane, York, North Yorkshire, YO10

NO LONGER ADVERTISED

Marketed from 1 Nov 2016 to 19 Jan 2024 (2635 days) by Whistles of York, Appleton Roebuck



£7,605 pcm

9 bedroom semi-detached house

+ Add to report

Green Dykes Lane, Hull Road

NO LONGER ADVERTISED






LET AGREED

Marketed from 9 Oct 2023 to 3 Nov 2023 (24 days) by I G Property Services, York

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: **2 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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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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