

LET PROPERTY PACK

INVESTMENT INFORMATION

Lagentium Plaza,
Castleford, WF10

211429453

 www.letproperty.co.uk





Property Description

Our latest listing is in Lagentium Plaza, Castleford, WF10

Get instant cash flow of **£695** per calendar month with a **7.6%** Gross Yield for investors.

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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Property Key Features

2 bedrooms

2 bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £120 per month

Ground Rent: TBC

Lease Length: leasehold

Current Rent: £695

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£3,300
Legal Fees	£1,000.00
Total Investment	£31,800.00

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.



The monthly rent of this property is currently set



£ 695

Returns Based on Rental Income	£695
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£120.00
Ground Rent	TBC
Letting Fees	£69.50
Total Monthly Costs	£548.25
Monthly Net Income	£146.75
Annual Net Income	£1,761.00
Net Return	5.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£371.00**
Adjusted To

Net Return **1.17%**

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

Annual Net Income **£111.00**
Adjusted To

Net Return **0.35%**

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 £130,000.



£130,000

2 bedroom flat for sale

+ Add to report

Lagentium Plaza, Castleford, WF10

CURRENTLY ADVERTISED

Marketed from 4 Sep 2024 by Yopa, East Midlands & Yorkshire



£120,000

2 bedroom ground floor flat for sale

+ Add to report

Lagentium Plaza, Castleford

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Apr 2024 to 1 Aug 2024 (121 days) by William H. Brown, Wakefield

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 apartment

+ Add to report

Lagentium Plaza, Castleford, WF10 4PP

NO LONGER ADVERTISED

Marketed from 18 Apr 2024 to 21 Jun 2024 (64 days) by Henry Spencer, Crookes



£750 pcm

2 bedroom apartment

+ Add to report

Lagentium Plaza, Castleford






NO LONGER ADVERTISED

Marketed from 26 May 2023 to 11 Sep 2023 (107 days) by MorfittSmith, Sheffield

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: **4 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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