

# LET PROPERTY PACK

## INVESTMENT INFORMATION

George Street, Wakefield,  
WF1

214243814

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





## Property Description

Our latest listing is in George Street, Wakefield, WF1

Get instant cash flow of **£750** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£903** which would provide the investor a Gross Yield of **5.2%** 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...



George Street, Wakefield,  
WF1

214243814



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: Freehold**

**Current Rent: £750**

**Market Rent: £903**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit	£51,750.00
SDLT Charge	£6,210
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£58,960.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 903

Returns Based on Rental Income	£750	£903
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£90.30
<b>Total Monthly Costs</b>	<b>£736.88</b>	<b>£752.18</b>
<b>Monthly Net Income</b>	<b>£13.13</b>	<b>£150.83</b>
<b>Annual Net Income</b>	<b>£157.50</b>	<b>£1,809.90</b>
<b>Net Return</b>	<b>0.27%</b>	<b>3.07%</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      **£3.90**  
Adjusted To

Net Return                      **0.01%**

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

Annual Net Income      **-£1,295.10**  
Adjusted To

Net Return                      **-2.20%**



# 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 £325,000.



£325,000

## 3 bedroom detached bungalow for sale

+ Add to report

Meadow Garth, Wakefield

CURRENTLY ADVERTISED

Marketed from 23 Jul 2024 by William H. Brown, Wakefield



£325,000

## 3 bedroom semi-detached bungalow for sale

+ Add to report

Potovens Lane, Outwood, Wakefield

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Jun 2024 to 24 Oct 2024 (139 days) by Richard Kendall, Wakefield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 3 bedroom semi-detached house

+ Add to report

Kingsley Garth, Wakefield, West Yorkshire, WF1

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Oct 2024 to 19 Dec 2024 (57 days) by Logic Lettings Ltd, Pontefract



£1,500 pcm

## 3 bedroom detached house

+ Add to report

Ledger Lane, Wakefield, WF1 2PH

NO LONGER ADVERTISED






LET AGREED

Marketed from 16 Feb 2024 to 11 Apr 2024 (54 days) by Richard Kendall, Wakefield

# 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: **5 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.





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

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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.



**LETPROPERTY**