

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Waterfront, Selby, YO8

214248518

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





## Property Description

Our latest listing is in The Waterfront, Selby, YO8

Get instant cash flow of **£600** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£773** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



The Waterfront, Selby,  
YO8

214248518



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Large Kitchen**

**Factor Fees: £69 per month**

**Ground Rent: £150 per annum**

**Lease Length: 132 years**

**Current Rent: £600**

**Market Rent: £773**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,300
Legal Fees	£1,000.00
Total Investment	£38,800.00

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 773

Returns Based on Rental Income	£600	£773
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£69.00	
Ground Rent	£12.50	
Letting Fees	£60.00	£77.30
<b>Total Monthly Costs</b>	<b>£550.25</b>	<b>£567.55</b>
<b>Monthly Net Income</b>	<b>£49.75</b>	<b>£205.45</b>
<b>Annual Net Income</b>	<b>£597.00</b>	<b>£2,465.40</b>
<b>Net Return</b>	<b>1.54%</b>	<b>6.35%</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      **£919.40**  
Adjusted To

Net Return                      **2.37%**

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

Annual Net Income      **£725.40**  
Adjusted To

Net Return                      **1.87%**



# 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.



## 2 bedroom apartment for sale

+ Add to report

Abbey Wharf, Selby

NO LONGER ADVERTISED

Marketed from 3 Jun 2023 to 3 Jun 2023 by Jigsaw Move, Selby



## 2 bedroom apartment for sale

+ Add to report

The Waterfront, Selby

NO LONGER ADVERTISED

Marketed from 5 Sep 2022 to 25 Jan 2023 (142 days) by Ashtons Estate Agents, Selby

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 2 bedroom apartment

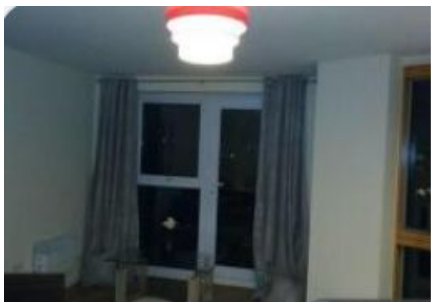
+ Add to report

Nautica, The Waterfront, Selby

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2024 to 26 Aug 2024 (83 days) by Bridgfords Lettings, York



£900 pcm

## 2 bedroom flat

+ Add to report

Nautica, Selby, YO8






NO LONGER ADVERTISED

Marketed from 22 Jun 2023 to 3 Jul 2023 (11 days) by OpenRent, London

# 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years+**
-  Payment history: **On time for length of tenancy**

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)

The Waterfront, Selby, YO8

214248518

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**