

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Emily Way, Halifax, HX1

214209855

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





## Property Description

Our latest listing is in Emily Way, Halifax, HX1

Get instant cash flow of **£650** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£740** which would provide the investor a Gross Yield of **5.1%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

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



Emily Way, Halifax, HX1

214209855



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £1,920/year**

**Ground Rent: £977/year**

**Lease Length: 150 years**

**Current Rent: £650**

**Market Rent: £740**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 175,000.00

25% Deposit	£43,750.00
SDLT Charge	£8,750
Legal Fees	£1,000.00
Total Investment	£53,500.00

# 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 £650 per calendar month but the potential market rent is

£ 740

Returns Based on Rental Income	£650	£740
Mortgage Payments on £131,250.00 @ 5%	<b>£546.88</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£160.00</b>	
Ground Rent	<b>£81.41</b>	
Letting Fees	<b>£65.00</b>	<b>£74.00</b>
<b>Total Monthly Costs</b>	<b>£868.29</b>	<b>£877.29</b>
<b>Monthly Net Income</b>	<b>-£218.29</b>	<b>-£137.29</b>
<b>Annual Net Income</b>	<b>-£2,619.42</b>	<b>-£1,647.42</b>
<b>Net Return</b>	<b>-4.90%</b>	<b>-3.08%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£3,127.42**  
Adjusted To

Net Return                      **-5.85%**

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

Annual Net Income      **-£3,295.50**  
Adjusted To

Net Return                      **-6.16%**

# 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 £180,000.00.



### 2 bedroom duplex for sale

[+ Add to report](#)

8 Baldwin Apartments, Emily Way, Halifax, West Yorkshire, HX1 2PX

**CURRENTLY ADVERTISED**

Marketed from 10 Jan 2025 by WS Residential, Brighouse

Council Tax Band C, Calderdale | EPC rating: 61 (D) | Tenure: Leasehold | No Onward Chain | Desir...

**£180,000**

Sold price history:		<a href="#">View</a>
27/05/2021	£137,500	
30/04/2004	£149,850	

**EPC:** [View](#)

[View floor plan](#)

(Approx.) Sqft: **990 sq ft**    Price (£) per sqft: **£181.77**



### 2 bedroom terraced house for sale

[+ Add to report](#)

Stafford Parade, Halifax

**NO LONGER ADVERTISED**


Marketed from 15 Oct 2024 to 11 Dec 2024 (56 days) by William H. Brown, Halifax

\*\*\*OFFERS OVER £180,000\*\*\* | PRESENTED TO A GREAT STANDARD | MODERN THROUGHOUT | CLOSE TO SHOPS &

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £740 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom apartment** [+ Add to report](#)


Hebble Brook Mill, Riverside Court, Halifax, Halifax, HX3 9LR

**NO LONGER ADVERTISED**


Marketed from 7 Dec 2023 to 8 Dec 2023 by Pickard Leeds Limited, Leeds

£735 pcm

2 Bedrooms | 1 Bathroom | Furnished | Parking



[View floor plan](#)



**2 bedroom flat** [+ Add to report](#)

Calder Court, Town Hall Street East, Halifax

**NO LONGER ADVERTISED**

Marketed from 5 Nov 2024 to 19 Nov 2024 (13 days) by Pellar David Properties, Brighouse






£725 pcm

2 double bedrooms | open plan living and kitchen | newly carpeted throughout | heart of Halifax c...

# 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.



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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**