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# LET PROPERTY PACK

## **INVESTMENT** INFORMATION

Emily Way, Halifax, HX1

214209855

() www.letproperty.co.uk

## **LETPR®PERTY**



## **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 ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

### **LE7PR®PERTY**





### 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







# **Kitchen**





## Bedrooms





## Bathroom









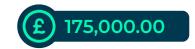
## **Initial** Outlay



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

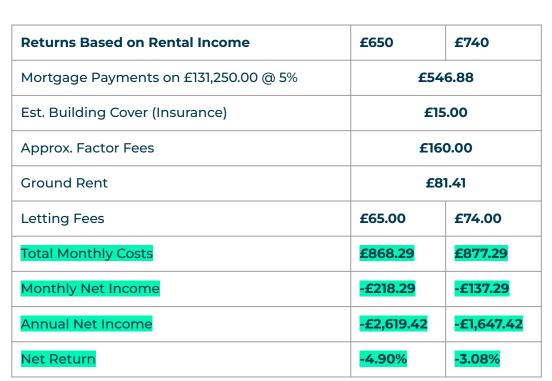


| 25% Deposit      | £43,750.00 |
|------------------|------------|
| SDLT Charge      | £8,750     |
| Legal Fees       | £1,000.00  |
| Total Investment | £53,500.00 |

## **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





## 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**%

-6.16%

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

Annual Net Income -£3,295.50 Adjusted To

Net Return

## Sale Comparables Report



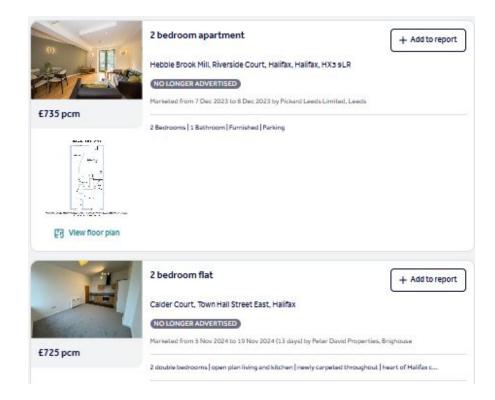
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £180,000.00.

| E DI CONTRACTOR  | 2 bedroom duplex for sale  | + Add to report                  |
|--|--|----------------------------------|
| Laberd   | a Baldwin Apartments, Emily Way, Halifax, West Yorkshire                       | e, HX1 2PX                       |
|  | CURRENTLY ADVERTISED<br>Marketed from 10 Jan 2025 by WS Residential, Brighouse |                                  |
| £180,000   | Council Tax Band C, Calderdale   EPC rating: 61 (D)   Tenure: Lease            | ahold   No Onward Chain   Desir  |
|  | Sold price history:  | View                             |
| 2.2  | 27/05/2021   | £137,500                         |
|  | 30/04/2004   | £149,850                         |
| <u>i 14 Ett</u>  | Q EPC:   | Vlew                             |
| F3 View floor plan   | (Approx.) Sqft: 990 sq ft Price (£) per sqft: £181.7                           | 7                                |
| <b>Then</b>  | 2 bedroom terraced house for sale  | + Add to report                  |
|  | Stafford Parade, Halifax   |                                  |
| Contraction of the local division of the loc | NO LONGER ADVERTISED   |                                  |
|  | Marketed from 15 Oct 2024 to 11 Dec 2024 (56 days) by William H                | . Brown, Halifax                 |
| £180,000   |  |                                  |
|  | ***OFFERS OVER £180,000***   PRESENTED TO A GREAT STAN<br>TO SCHOOLS           | DARD   MODERN THROUGHOUT   CLOSE |

## **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**.



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

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.



Current term of tenancy: **5 years +** 

Payment history: On time for length of tenancy





#### Emily Way, Halifax, HX1

214209855

# 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.

