

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hollis Court, Castle Howard  
Road, Malton, YO17

214073818

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





## Property Description

Our latest listing is in Hollis Court, Castle Howard Road, Malton, YO17

Get instant cash flow of **£900** per calendar month with a **6.5%** Gross Yield for investors.

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



Hollis Court, Castle  
Howard Road, Malton,  
YO17

214073818



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Cupboard**

**Balcony**

**Factor Fees: £194.00**

**Ground Rent: £34.00**

**Lease Length: 112 years**

**Current Rent: £900**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £166,000.00 and borrowing of £124,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 166,000

|                  |            |
|------------------|------------|
| 25% Deposit      | £41,500.00 |
| SDLT Charge      | 4980       |
| Legal Fees       | £1,000.00  |
| Total Investment | £47,480.00 |

# 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.



|                                       |                |
|---------------------------------------|----------------|
| <b>Returns Based on Rental Income</b> | <b>£900</b>    |
| Mortgage Payments on £124,500.00 @ 5% | <b>£518.75</b> |
| Est. Building Cover (Insurance)       | <b>£15.00</b>  |
| Approx. Factor Fees                   | <b>£194.00</b> |
| Ground Rent                           | <b>£34.00</b>  |
| Letting Fees                          | <b>£90.00</b>  |
| <b>Total Monthly Costs</b>            | <b>£851.75</b> |
| <b>Monthly Net Income</b>             | <b>£48</b>     |
| <b>Annual Net Income</b>              | <b>£579</b>    |
| <b>Net Return</b>                     | <b>1.22%</b>   |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,221**  
Adjusted To

Net Return                      **-2.57%**

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

Annual Net Income      **-£1,503**  
Adjusted To

Net Return                      **-3.17%**

# 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 £170,000.



£170,000

## 1 bedroom apartment for sale

+ Add to report

14 Hollis Court, Castle Howard Road Malton North Yorkshire YO17 7AD

NO LONGER ADVERTISED

Marketed from 19 Sep 2020 to 3 Feb 2022 (501 days) by Willowgreen Estate Agents, Ryedale



£120,000

## 1 bedroom apartment for sale

+ Add to report

Castle Howard Road, Malton

CURRENTLY ADVERTISED

Marketed from 16 Jan 2025 by Rounthwaite & Woodhead, Malton



# 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

## 1 bedroom apartment

Castle Howard Road, Malton

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 May 2023 to 31 Jul 2023 (60 days) by Four Walls Or More, Scarborough

+ Add to report



£750 pcm

## 1 bedroom apartment

3 Chiltern Place, Malton, YO17 7FU

NO LONGER ADVERTISED






Marketed from 18 Jul 2023 to 18 Jul 2023 by Willowgreen Estate Agents, Ryedale

+ Add to report

# 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: **2 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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YO17

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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**