



# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bennett Street, Skipton,  
BD23

214358542

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





## Property Description

Our latest listing is in Bennett Street, Skipton, BD23

This property has a potential to rent for **£680** which would provide the investor a Gross Yield of **4.7%** if the rent was increased to market rate.

**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...**



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge and Kitchen**

**Front and Rear Garden Space**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £680**

# Lounge



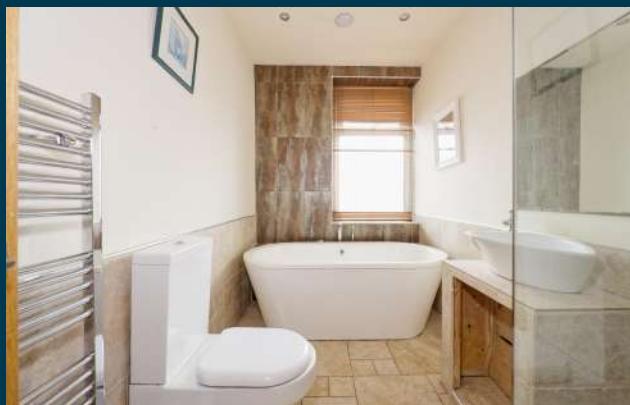
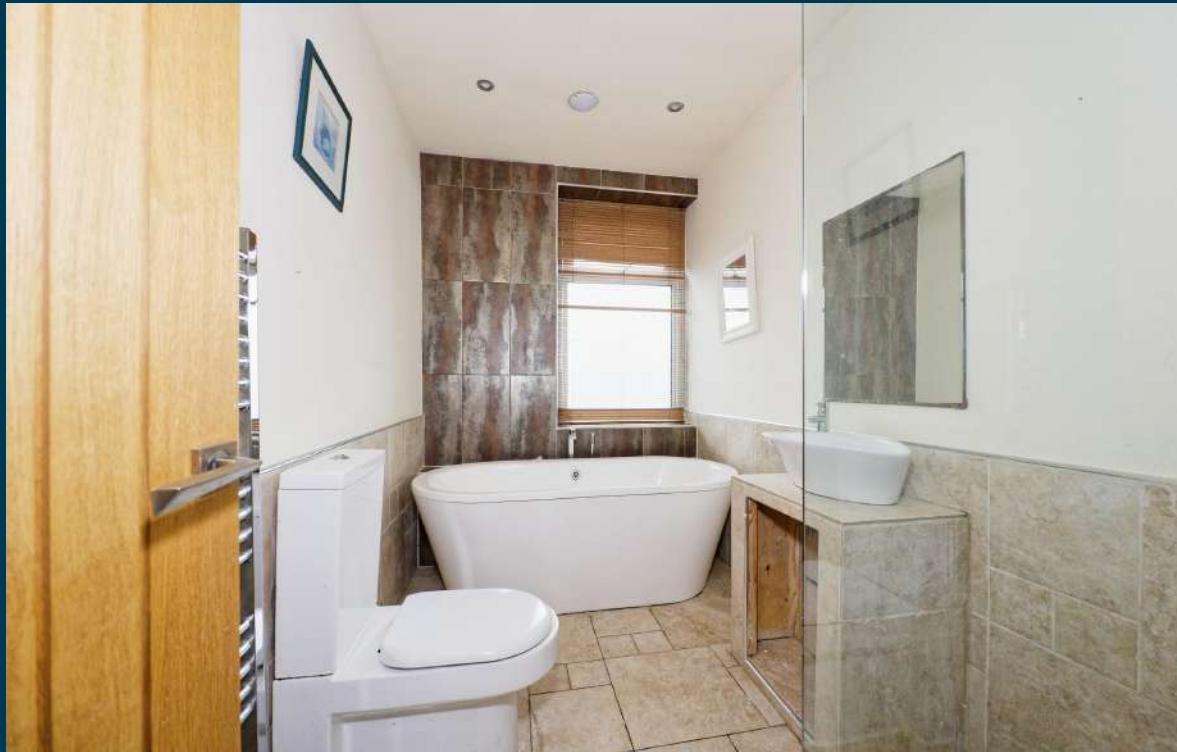
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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## ASSUMED PURCHASE PRICE

£ 172,000

25% Deposit	£43,000.00
SDLT Charge	5160
Legal Fees	£1,000.00
Total Investment	£49,160.00

Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# 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.



Returns Based on Rental Income	£680
Mortgage Payments on £129,000.00 @ 5%	£537.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£68.00
<b>Total Monthly Costs</b>	<b>£620.50</b>
<b>Monthly Net Income</b>	<b>£60</b>
<b>Annual Net Income</b>	<b>£714</b>
<b>Net Return</b>	<b>1.45%</b>

# Return Stress Test Analysis Report



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

Annual Net Income	<b>-£646</b>
Adjusted To	
Net Return	<b>-1.31%</b>

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

Annual Net Income	<b>-£1,866</b>
Adjusted To	
Net Return	<b>-3.80%</b>

# 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.



£169,950

## 2 bedroom end of terrace house for sale

2 Bennett Street, Skipton, BD23 2NJ

CURRENTLY ADVERTISED

SOLD STC

+ Add to report

Marketed from 28 Nov 2024 by Harrison Boothman, Skipton



£145,000

## 2 bedroom terraced house for sale

Bennett Street, Skipton

NO LONGER ADVERTISED

SOLD STC

+ Add to report

Marketed from 18 Mar 2021 to 26 Nov 2021 (253 days) by Dale Eddison, Skipton

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom terraced house

[+ Add to report](#)

Bennett Street, Skipton, BD23

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2024 to 25 Sep 2024 (29 days) by Belvoir, Skipton

£750 pcm



## 2 bedroom terraced house

[+ Add to report](#)

Bennett Street, Skipton, BD23

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Nov 2022 to 23 Dec 2022 (23 days) by Belvoir, Skipton

£595 pcm

# 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



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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.



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