

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Castle Mews, Pontefract,  
WF8

214641306

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





## Property Description

Our latest listing is in Castle Mews, Pontefract, WF8

Get instant cash flow of **£630** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Castle Mews, Pontefract,  
WF8

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well-Maintained Property**

**Spacious Lounge**

**Factor Fees: £193.68 PM**

**Ground Rent: £21.00 PM**

**Lease Length: 107 years**

**Current Rent: £630**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £87,000.00 and borrowing of £65,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 87,000.00

25% Deposit	<b>£21,750.00</b>
SDLT Charge	<b>£4,350</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£27,100.00</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £630 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£630	£700
Mortgage Payments on £65,250.00 @ 5%	£271.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£193.68	
Ground Rent	£21.00	
Letting Fees	£63.00	£70.00
<b>Total Monthly Costs</b>	<b>£564.56</b>	<b>£571.56</b>
<b>Monthly Net Income</b>	<b>£65.44</b>	<b>£128.45</b>
<b>Annual Net Income</b>	<b>£785.34</b>	<b>£1,541.34</b>
<b>Net Return</b>	<b>2.90%</b>	<b>5.69%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£141.34**  
Adjusted To

Net Return                      **0.52%**

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

Annual Net Income      **£488.34**  
Adjusted To

Net Return                      **1.80%**

# 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 £109,950.



£109,950

## 2 bedroom apartment for sale

+ Add to report

Grange Court, Front Street, Castleford, West Yorkshire, WF10

CURRENTLY ADVERTISED SOLD STC

Marketed from 24 Jan 2025 by Logic Real Estate, Pontefract

Modern | Allocated parking | No onwards chain | Spacious layout | well-maintained gardens | Great...



£105,000

## 2 bedroom apartment for sale

+ Add to report

Shakespeare Crescent, Castleford

CURRENTLY ADVERTISED

Marketed from 3 Oct 2024 by William H. Brown, Castleford

Guide Price £105,000 - £115,000 | Ground Floor Apartment | Two Bedrooms | Open Plan Living Kitch...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

Castle Grove, Pontefract, WF8

NO LONGER ADVERTISED

Marketed from 28 Jun 2024 to 4 Jul 2024 (6 days) by OpenRent, London

+ Add to report



£800 pcm

2 bedroom flat

Castle Grove, Pontefract, WF8

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Dec 2024 to 9 Jan 2025 (30 days) by Tudor Sales & Lettings, Garforth

+ 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**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  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.



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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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