

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Alga Terrace, Scarborough,  
YO11 2DF

217401073

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





## Property Description

Our latest listing is in Alga Terrace, Scarborough, YO11 2DF

Get instant cash flow of **£550** per calendar month with a **12.0%** Gross Yield for investors.

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...



Alga Terrace,  
Scarborough, YO11 2DF

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Good Condition**

**Private Garage Parking**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

# Kitchen





# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit £15,750.00

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £19,900.00



# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month



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



<b>Returns Based on Rental Income</b>	<b>£550</b>
Mortgage Payments on £47,250.00 @ 5%	<b>£196.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£55.00</b>
<b>Total Monthly Costs</b>	<b>£266.88</b>
<b>Monthly Net Income</b>	<b>£283.13</b>
<b>Annual Net Income</b>	<b>£3,397.50</b>
<b>Net Return</b>	<b>17.07%</b>

# Return Stress Test Analysis Report



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

Annual Net Income      **£2,297.50**  
Adjusted To

Net Return                      **11.55%**

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

Annual Net Income      **£2,452.50**  
Adjusted To

Net Return                      **12.32%**

# 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 £68,000.



£68,000

## 1 bedroom flat for sale

+ Add to report

Lynwood Lodge, Filey Road, Scarborough, North Yorkshire

NO LONGER ADVERTISED

Marketed from 6 Feb 2025 to 27 May 2025 (109 days) by Liam Darrell Estate Agents, Scarborough

ONE BEDROOM FIRST FLOOR APARTMENT | NO ONWARD CHAIN | SPACIOUS LIVING/KITCHEN AREA | OFF STREET C...



£65,000

## 1 bedroom apartment for sale

+ Add to report

Grosvenor Crescent, Scarborough, North Yorkshire, YO11

NO LONGER ADVERTISED

Marketed from 4 Nov 2024 to 17 Mar 2025 (133 days) by Reeds Rains, Scarborough

+++ SECOND FLOOR FLAT +++ RETIREMENT DEVELOPMENT +++ NEUTRALLY DECORATED AND WELL PRESENTED +++ E...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £555 based on the analysis carried out by our letting team at **Let Property Management**.



£555 pcm

## 1 bedroom flat

Castle Road, Scarborough, YO11

**CURRENTLY ADVERTISED**

Marketed from 8 Jul 2025 by OpenRent, London

No Agent Fees | Property Reference Number: 2540822

+ Add to report



£550 pcm

## 1 bedroom apartment

North Marine Road, Scarborough, North Yorkshire, YO12

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 23 Oct 2024 to 4 Dec 2024 (42 days) by Reeds Rains, Scarborough

RENT: £475 pcm | SECURITY DEPOSIT: £548 | COUNCIL TAX: Band A | EPC: Band D

+ 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: **2 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.



**LETPROPERTY**