

LET PROPERTY PACK

INVESTMENT INFORMATION

Alga Terrace, Scarborough,
YO11 2DF

217401073

 www.letproperty.co.uk





LET PROPERTY



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...



LET PROPERTY



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



Initial Outlay



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

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.

Projected Investment Return



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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.



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

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

Lynwood Lodge, Filey Road, Scarborough, North Yorkshire

+ Add to report

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

Grosvenor Crescent, Scarborough, North Yorkshire, YO11

+ Add to report

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**.



1 bedroom flat

+ Add to report

Castle Road, Scarborough, YO11

CURRENTLY ADVERTISED

£555 pcm

Marketed from 8 Jul 2025 by OpenRent, London

No Agent Fees | Property Reference Number: 2540822



1 bedroom apartment

+ Add to report

North Marine Road, Scarborough, North Yorkshire, YO12

NO LONGER ADVERTISED

LET AGREED

£550 pcm

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

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.



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