

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cambridge Street,  
Scarborough, YO12 7ED

220653956

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





## Property Description

Our latest listing is in Cambridge Street, Scarborough, YO12 7ED

Get instant cash flow of **£1,322** per calendar month with a **8.6%** 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...



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## Property Key Features

**4 Bedrooms**

**2 Bathrooms**

**Portfolio of 2 Flats**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,322**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £213,000.00 and borrowing of £159,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 213,000.00

25% Deposit	£53,250.00
SDLT Charge	£12,410
Legal Fees	£1,000.00
Total Investment	£66,660.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,322 per calendar month



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



Returns Based on Rental Income	£1,322
Mortgage Payments on £159,750.00 @ 5%	£665.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£132.17
Total Monthly Costs	£812.79
Monthly Net Income	£508.88
Annual Net Income	£6,106.54
Net Return	9.16%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,463.20**  
Adjusted To

Net Return                      **5.20%**

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

Annual Net Income      **£2,911.54**  
Adjusted To

Net Return                      **4.37%**

# 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 £235,000.



£235,000

## 4 bedroom block of apartments for sale

+ Add to report

Woodall Avenue, Scarborough

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Feb 2024 by CPH Property Services, Scarborough

GREAT INVESTMENT OPPORTUNITY BLOCK OF TWO APARTMENTS | SOUGHT AFTER LOCATION CLOSE TO PEASHOLM PA...



£230,000

## 4 bedroom apartment for sale

+ Add to report

Holbeck Hill, Scarborough

NO LONGER ADVERTISED

Marketed from 4 Jun 2025 to 18 Jul 2025 (43 days) by Tipple Underwood Estate Agents, Scarborough

Stunning Maisonette | Four Bedrooms | South Cliff Location | Large Reception Space

# 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: **10 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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