

LET PROPERTY PACK

INVESTMENT INFORMATION

Nunnery Lane, York, YO23

221103624

 www.letproperty.co.uk





Property Description

Our latest listing is in Nunnery Lane, York, YO23

Get instant cash flow of **£5,250** per calendar month with a **6.8%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and spaces that have been well kept, this portfolio would be a reliable addition to an investors portfolio.

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



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Property Key Features

7 Bedrooms

5 Bathrooms

Fully-Equipped Kitchens

Spacious Lounges

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,250

Lounge



Kitchen



Bedrooms



Bathroom



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Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 931,000.00

25% Deposit	£232,750.00
SDLT Charge	£83,400
Legal Fees	£1,000.00
Total Investment	£317,150.00

Figures based on assumed purchase price of £931,000.00 and borrowing of £698,250.00 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** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £5,250 per calendar month.

Returns Based on Rental Income	£5,250
Mortgage Payments on £698,250.00 @ 5%	£2,909.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£525.00
Total Monthly Costs	£3,449.38
Monthly Net Income	£1,800.63
Annual Net Income	£21,607.50
Net Return	6.81%

Return Stress Test Analysis Report



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

Annual Net Income	£11,107.50
Adjusted To	
Net Return	3.50%

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

Annual Net Income	£7,642.50
Adjusted To	
Net Return	2.41%

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 £870,000.



£870,000

5 bedroom terraced house for sale

Holly Terrace, York, North Yorkshire, YO10

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 22 Sep 2024 to 28 Mar 2025 (187 days) by Savills, York

+ Add to report



£850,000

6 bedroom terraced house for sale

Albemarle Road, York, YO23

CURRENTLY ADVERTISED

Marketed from 26 Oct 2023 by Savills, York

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £7,761 based on the analysis carried out by our letting team at **Let Property Management**.



£7,761 pcm

9 bedroom semi-detached house

+ Add to report

Green Dykes Lane, Hull Road

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Nov 2024 to 23 Dec 2024 (51 days) by I G Property Services, York



£7,731 pcm

9 bedroom semi-detached house

+ Add to report

GREEN DYKES LANE, York, YO10

NO LONGER ADVERTISED

Marketed from 24 Nov 2014 to 5 Mar 2025 (3753 days) by Whistles of York, Appleton Roebuck

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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