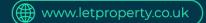


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Falsgrave Road, Scarborough, YO12 5EA

222942310











### **Property Description**

Our latest listing is in Falsgrave Road, Scarborough, YO12 5EA

Get instant cash flow of £425 per calendar month with a 6.9% Gross Yield for investors.

This property has a potential to rent for £604 which would provide the investor a Gross Yield of 9.8% if the rent was increased to market rate.

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

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







Falsgrave Road, Scarborough, YO12 5EA



1 bedroom

1 bathroom

**Spacious Room** 

Well Equipped Kitchen

Factor Fees: £70

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £425** 

Market Rent: £604

# Kitchen









# **Bedrooms**



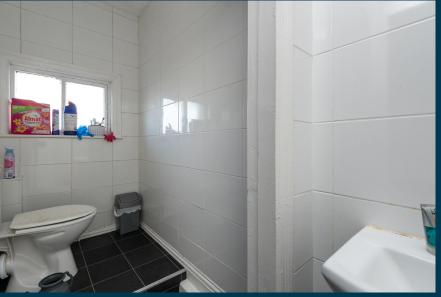




# Bathroom







# **Exterior**





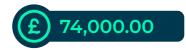
## **Initial Outlay**





Figures based on assumed purchase price of £74,000.00 and borrowing of £55,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£18,500.00** 

SDLT Charge £3,700

Legal Fees £1,000.00

Total Investment £23,200.00

#### **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 £425 per calendar month but the potential market rent is



Returns Based on Rental Income	£425.00	£604.00
Mortgage Payments on £55,500.00 @ 5%	£231.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.00	
Ground Rent	Freehold	
Letting Fees	£42.50	£60.40
Total Monthly Costs	£358.75	£376.65
Monthly Net Income	£66.25	£227.35
Annual Net Income	£795.00	£2,728.20
Net Return	<b>3.43</b> %	<b>11.76</b> %

## Return Stress Test Analysis Report





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

Annual Net Income

£1,520.20

**Adjusted To** 

Net Return

6.55%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£1,618.20

Adjusted To

Net Return

**6.98**%

## 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 £75,000.



#### 1 bedroom flat for sale

+ Add to report

All Saints Road, Scarborough

NO LONGER ADVERTISED

Marketed from 10 Feb 2025 to 1 Aug 2025 (172 days) by Ellis Hay, Scarborough



£75,000

#### 1 bedroom flat for sale

+ Add to report

Westborough, Scarborough

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2024 to 11 Jun 2024 (139 days) by Colin Ellis Estate Agents, Scarborough

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom apartment

+ Add to report

Falsgrave Road, Scarborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Feb 2025 to 21 Mar 2025 (29 days) by Hunters, Scarborough

£575 pcm

1 bedroom flat

+ Add to report

£550 pcm

Falsgrave Road, Scarborough, YO12

NO LONGER ADVERTISED

Marketed from 19 Nov 2023 to 21 Nov 2023 (1 days) by OpenRent, London

#### **Current Tenant Profile**



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: **Moved in** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Falsgrave Road, Scarborough, YO12 5EA

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.

