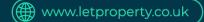


LET PROPERTY PACK

INVESTMENT INFORMATION

Falsgrave Road, Scarborough, YO12

222997675











Property Description

Our latest listing is in Falsgrave Road, Scarborough, YO12

Get instant cash flow of £575 per calendar month with a 8.5% Gross Yield for investors.

This property has a potential to rent for £724 which would provide the investor a Gross Yield of 10.7% 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



2 Bedrooms

1 Bathroom

Open-Plan Lounge and Kitchen

Spacious Bedrooms

Factor Fees: £70.00

Ground Rent: Freehold

Lease Length: Freehold

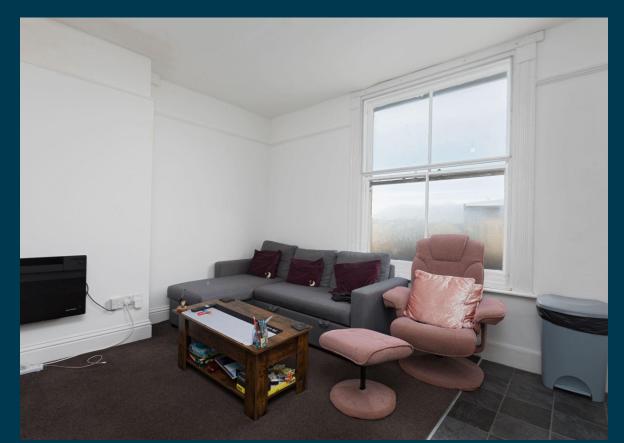
Current Rent: £575

Market Rent: £724

222997675

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









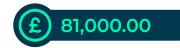
Initial Outlay





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£20,250.00**

SDLT Charge £4,050

Legal Fees £1,000.00

Total Investment £25,300.00

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 £575 per calendar month but the potential market rent is



| Returns Based on Rental Income | £575 | £724 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £60,750.00 @ 5% | £253.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £70.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £57.50 | £72.40 |
| Total Monthly Costs | £395.63 | £410.53 |
| Monthly Net Income | £179.38 | £313.48 |
| Annual Net Income | £2,152.50 | £3,761.70 |
| Net Return | 8.51% | 14.87% |

Return Stress Test Analysis Report





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

Annual Net Income

£2,313.70

Adjusted To

Net Return

9.15%

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

Annual Net Income

£2,546.70

Adjusted To

Net Return

10.07%

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 £190,000.



2 bedroom flat for sale



Belgrave Crescent, Scarborough, North Yorkshire

CURRENTLY ADVERTISED

Marketed from 25 Sep 2024 by Liam Darrell Estate Agents, Scarborough





£160,000

2 bedroom flat for sale



Valley Road, Scarborough

NO LONGER ADVERTISED

Marketed from 17 Jul 2024 to 30 Oct 2024 (104 days) by CPH Property Services, Scarboro

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Ac

Westwood Gardens, Scarborough

NO LONGER ADVERTISED

Marketed from 23 Jul 2025 to 13 Sep 2025 (52 days) by Hunters, Scarborough





2 bedroom maisonette



Westbourne Park, Scarborough

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jul 2025 to 5 Aug 2025 (25 days) by Tower Estates, Scarborough

£795 pcm

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** 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



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.