

LET PROPERTY PACK

INVESTMENT INFORMATION

Sharp Street, Hull, HU5
2AD

224651004

 www.letproperty.co.uk





Property Description

Our latest listing is in Sharp Street, Hull, HU5 2AD

Get instant cash flow of **£650** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£735** which would provide the investor a Gross Yield of **8.0%** 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...



Sharp Street, Hull, HU5
2AD

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Property Key Features

3 bedroom

1 bathroom

Open Plan Lounge and Dining

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £735

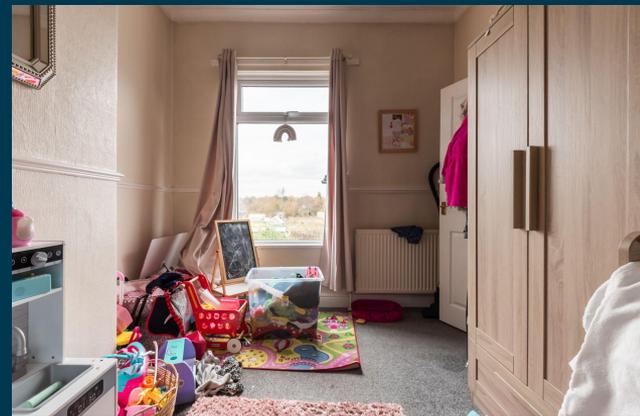
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £650 per calendar month but the potential market rent is

£ 735



Returns Based on Rental Income	£650.00	£735.00
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£73.50
Total Monthly Costs	£423.75	£432.25
Monthly Net Income	£226.25	£302.75
Annual Net Income	£2,715.00	£3,633.00
Net Return	7.99%	10.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,163.00**
Adjusted To

Net Return **6.36%**

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

Annual Net Income **£1,983.00**
Adjusted To

Net Return **5.83%**

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 £125,000.



£125,000

3 bedroom terraced house for sale

+ Add to report

Sharp Street, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jun 2024 to 17 Dec 2024 (179 days) by Symonds & Greenham, Hull



£120,000

3 bedroom end of terrace house for sale

+ Add to report

Edgecumbe Street, Kingston Upon Hull, City Of Kingston Upon Hull, HU5 2EU

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Nov 2024 to 12 Mar 2025 (118 days) by Beercocks, Newland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom terraced house

+ Add to report

2 Wharfedale, Goddard Avenue, Hull, HU5 2BD

NO LONGER ADVERTISED

Marketed from 9 Oct 2025 to 21 Oct 2025 (11 days) by Maltings Property Management Ltd, Hull



£725 pcm

3 bedroom terraced house

+ Add to report

Clifton Gardens, Goddard Avenue, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2025 to 1 May 2025 (49 days) by Symonds & Greenham, Hull

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: **3+ 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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