

LET PROPERTY PACK

INVESTMENT INFORMATION

May Street Hull, HU5

224389075

 www.letproperty.co.uk





Property Description

Our latest listing is in May Street Hull, HU5

This property has a potential to rent for **£2,500** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



May Street Hull, HU5

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Property Key Features

6 bedrooms

3 bathrooms

In excellent order

Close to a range of local amenities

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £2,500

Lounge



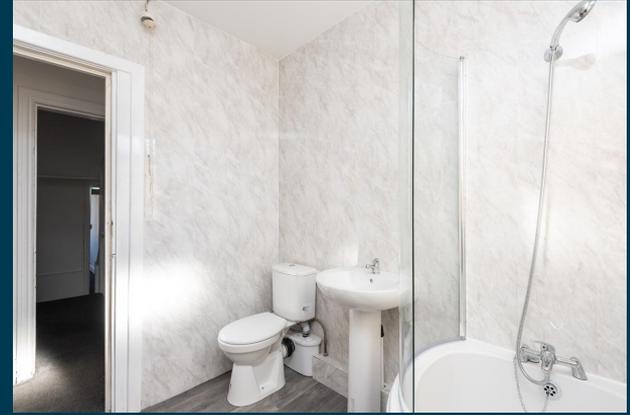
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £287,500.00 and borrowing of £215,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 287,500.00

25% Deposit	£71,875.00
SDLT Charge	£18,750
Legal Fees	£1,000.00
Total Investment	£91,625.00

Projected Investment Return



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



Returns Based on Rental Income	£2,500
Mortgage Payments on £215,625.00 @ 5%	£898.44
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£250.00
Total Monthly Costs	£1,163.44
Monthly Net Income	£1,336.56
Annual Net Income	£16,038.75
Net Return	17.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,038.75**
Adjusted To

Net Return **12.05%**

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

Annual Net Income **£11,726.25**
Adjusted To

Net Return **12.80%**

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 £424,995.



£424,995

5 bedroom block of apartments for sale

+ Add to report

Beverley Road, Hull

NO LONGER ADVERTISED

Marketed from 28 Mar 2025 to 31 Oct 2025 (216 days) by MyPad, Hull

Nestled on Beverley Road in Hull, this exceptional property presents a remarkable investment oppo...



£300,000

7 bedroom terraced house for sale

+ Add to report

De Grey Street, Hull

NO LONGER ADVERTISED

Marketed from 25 Sep 2025 to 15 Oct 2025 (19 days) by Higson Homes, Hull

7-Bed HMO Investment!

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,168 based on the analysis carried out by our letting team at **Let Property Management**.



£3,168 pcm

6 bedroom house

+ Add to report

Lambert Street, Hull

NO LONGER ADVERTISED

Marketed from 23 Sep 2025 to 30 Sep 2025 (7 days) by Loc8me, Covering Hull

This newly refurbished 6-bedroom student accommodation offers the perfect blend of modern comfort...



£3,085 pcm

8 bedroom house

+ Add to report

Ryde Street, Hull

NO LONGER ADVERTISED

Marketed from 21 Jul 2025 to 23 Sep 2025 (64 days) by loc8me, Hull

****LUXURY STUDENT ACCOMMODATION**** - Luxury 8 bedroom property refurbished to a high standard. This...

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.

