

LET PROPERTY PACK

INVESTMENT INFORMATION

Percy Street Huddersfield, HD2 2SB, HD2 2SB

203497568











Property Description

Our latest listing is in Percy Street Huddersfield, HD2 2SB, HD2 2SB

Get instant cash flow of £2,304 per calendar month with a 10.1% Gross Yield for investors.

With a long term tenant that would like to remain situated and a potential rental rate that would ensure a promising return, this property will prove to be a fantastic addition to an investors portfolio.

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







Percy Street Huddersfield, HD2 2SB, HD2 2SB



Property Key Features

7 bedroom

3 bathroom

Modern Kitchen

Multiple Bathrooms and WC

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £2,304

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Lounge







Kitchen



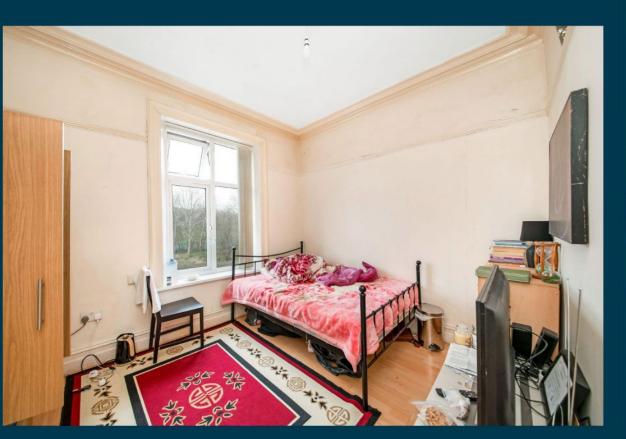






Bedrooms





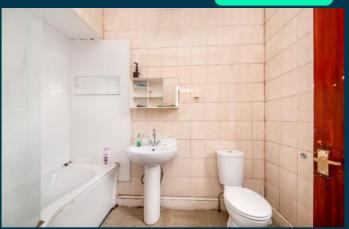




Bathroom









Exterior







Initial Outlay





Figures based on assumed purchase price of £275,000.00 and borrowing of £206,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£68,750.00**

SDLT Charge £9,500

Legal Fees £1,000.00

Total Investment £79,250.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

Returns Based on Rental Income	£2,304
Mortgage Payments on £206,250.00 @ 5%	£859.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	ТВС
Letting Fees	£230.39
Total Monthly Costs	£1,104.76
Monthly Net Income	£1,199.12
Annual Net Income	£14,389.40
Net Return	18.16%

Return Stress Test Analysis Report





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

Annual Net Income

-£10,492.50

Adjusted To

Net Return

-13.24%

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

Annual Net Income

-£14,617.50

Adjusted To

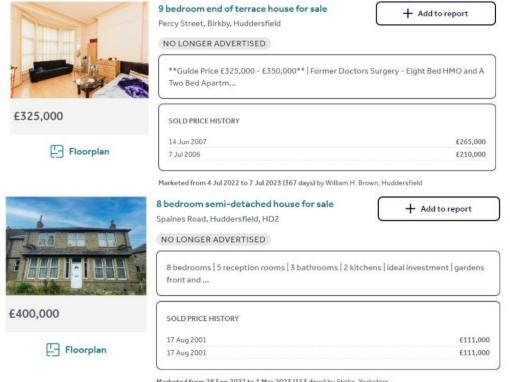
Net Return

-18.44%

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 £265,000.

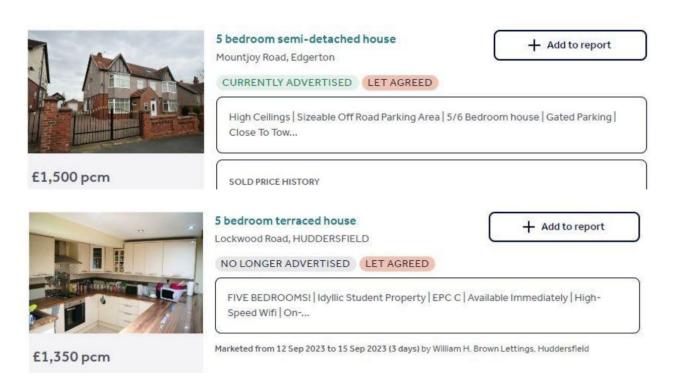


Marketed from 28 Sep 2022 to 1 Mar 2023 (153 days) by Strike, Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property**Management.



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



Current term of tenancy: 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?

Make an offer or book a viewing

Call us on 0141 478 0985

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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.

