

LET PROPERTY PACK

INVESTMENT INFORMATION

Central Place, Station Road
Wilmslow, SK9

204029519

 www.letproperty.co.uk





Property Description

Our latest listing is in Central Place, Station Road Wilmslow, SK9

Get instant cash flow of **£1,200** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Central Place, Station
Road Wilmslow, SK9

204029519



Property Key Features

2 bedrooms

1 bathroom

Three Piece Bathroom

**Parking Below Ground Level,
Fully Secure**

Factor Fees: £125.00

Ground Rent: £350.00

Lease Length: 970

Current Rent: £1,200

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £202,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 270,000.00

25% Deposit	£67,500.00
SDLT Charge	£9,100
Legal Fees	£1,000.00
Total Investment	£77,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,200	£1,500
Mortgage Payments on £202,500.00 @ 5%	£843.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£350.00	
Letting Fees	£120.00	£150.00
Total Monthly Costs	£1,453.75	£1,483.75
Monthly Net Income	-£253.75	£16.25
Annual Net Income	-£3,045.00	£195.00
Net Return	-3.92%	0.25%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **-£2,805.00**
Adjusted To

Net Return **-3.61%**

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

Annual Net Income **£345.00**
Adjusted To

Net Return **0.44%**

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 £300,000.



£300,000



Floorplan

2 bedroom flat for sale

Station Road, Wilmslow, SK9

+ Add to report

NO LONGER ADVERTISED SOLD STC

FRONT FACING ELEVATION | TOWN CENTRE LOCATION | UPGRADED KITCHEN | OPEN PLAN LIVING | STYLISH INT...

SOLD PRICE HISTORY

31 Aug 2021	£300,000
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£279,950



Floorplan

2 bedroom apartment for sale

Station Road, Wilmslow

+ Add to report

NO LONGER ADVERTISED SOLD STC

SPACIOUS MODERN APARTMENT | DESIRABLE TOWN CENTRE LOCATION | LITERALLY MINUTES FROM THE TRAIN STA...

SOLD PRICE HISTORY

27 Feb 2023	£275,000
14 Mar 2016	£249,950
6 Oct 2009	£218,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

2 bedroom apartment

St. Hilarys Park, Alderley Edge

+ Add to report

NO LONGER ADVERTISED

Spacious Accommodation | 2 Double Bedrooms, 2 Bathrooms | 2 Allocated Parking Spaces | LIFT | Clo...

SOLD PRICE HISTORY



£1,950 pcm

2 bedroom apartment

Station Road, Wilmslow

+ Add to report

NO LONGER ADVERTISED

THREE BEDROOMS | CENTRAL LOCATION | IMMACULATE THROUGHOUT | TWO SECURE PARKING SPACES | COUNCIL T...

SOLD PRICE HISTORY


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: **0 - 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.



Central Place, Station Road Wilmslow, SK9

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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