

LET PROPERTY PACK

INVESTMENT INFORMATION

Grove Road, Sutton, SM1
1DB

206101149

 www.letproperty.co.uk





Property Description

Our latest listing is in Grove Road, Sutton, SM1 1DB

This property has a potential to rent for **£13,800** which would provide the investor a Gross Yield of **4.9%** 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...



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Property Key Features

Portfolio of 7 Flats

**Three 3-Bed, 2-Bed Flats, and
1-Bed Flats**

Private and Communal Garden

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £13,800

Lounge



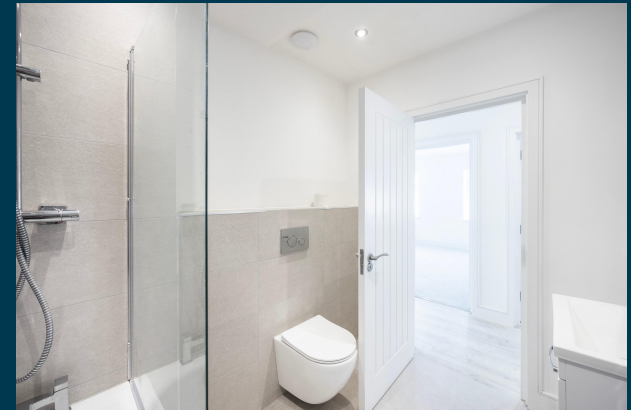
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £3,385,000.00 and borrowing of £2,538,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 3,385,000.00

25% Deposit **£846,250.00**

SDLT Charge **£419,000**

Legal Fees **£1,000.00**

Total Investment **£1,266,250.00**

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	£13,800
Mortgage Payments on £2,538,750.00 @ 5%	£10,578.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£1,380.00
Total Monthly Costs	£11,973.13
Monthly Net Income	£1,826.88
Annual Net Income	£21,922.50
Net Return	1.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£5,677.50**
Adjusted To

Net Return **-0.45%**

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






Annual Net Income **-£28,852.50**
Adjusted To

Net Return **-2.28%**

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: **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.



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