

LET PROPERTY PACK

INVESTMENT INFORMATION

Westby Road, Boscombe,
Bournemouth BH5

208812008

 www.letproperty.co.uk





Property Description

Our latest listing is in Westby Road, Boscombe, Bournemouth BH5

Get instant cash flow of **£4,315** per calendar month with a **8.7%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

7 Bedrooms

5 Bathrooms

Driveway

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £4,315

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £595,000.00 and borrowing of £446,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 595,000

25% Deposit	£148,750.00
SDLT Charge	35100
Legal Fees	£1,000.00
Total Investment	£184,850.00

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	£4,315
Mortgage Payments on £446,250.00 @ 5%	£1,859.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£431.50
Total Monthly Costs	£2,305.88
Monthly Net Income	£2,009
Annual Net Income	£24,110
Net Return	13.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£15,480**
Adjusted To

Net Return **8.37%**

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

Annual Net Income **£15,185**
Adjusted To

Net Return **8.21%**

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 £585,000.



£585,000

7 bedroom block of apartments for sale

Adeline Road, Bournemouth

+ Add to report

NO LONGER ADVERTISED

Excellent Investment Opportunity | Four Apartments | Double Garage | South Facing Garden | Off Ro...

Marketed from 26 Oct 2018 to 13 Dec 2018 (47 days) by Leaders Sales, Poole



£495,000

6 bedroom house share for sale

Westby Road, Bournemouth

+ Add to report

NO LONGER ADVERTISED

Fully Licensed HMO | 7 Rooms/Self Contained Apartments | Long Term Tenants In Residence | Well Pr...

Marketed from 15 Sep 2022 to 9 Nov 2022 (55 days) by Lovett Estate & Lettings Agents, Bournemouth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,675 based on the analysis carried out by our letting team at **Let Property Management**.



£3,675 pcm

7 bedroom detached house

Windsor Road, Boscombe

+ Add to report

NO LONGER ADVERTISED LET AGREED

****ATTENTION STUDENTS**** | Seven bedroom terraced house set over three floors |
Furnished throughou...

SOLD PRICE HISTORY



£2,800 pcm

7 bedroom detached house

Wharnccliffe Road, Bournemouth

+ Add to report

NO LONGER ADVERTISED






CLIFFTONS...available NOW is this 7 bedroom house within close proximity to
Boscombe Pier and Bea...

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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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BH5

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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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