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# **LET PROPERTY PACK**

#### **INVESTMENT** INFORMATION

Christchurch Rd, Bournemouth BH7

208811065

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# **Property** Description

Our latest listing is in Christchurch Rd, Bournemouth BH7

Get instant cash flow of £5,258 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for £5,700 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

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...

#### **LETPR®PERTY**





#### Christchurch Rd, Bournemouth BH7

208811065

**Property Key Features** 

A block of 5 modern flats -3 flats with 1 bedroom each -2 flats with 2 bedrooms each

5 Bathrooms

**Spacious Rooms** 

**Parking Spaces Available** 

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £5,258 Market Rent: £5,700

# Lounge









# Kitchen









# Bedrooms





# Bathroom





# Exterior



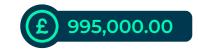






Figures based on assumed purchase price of £995,000.00 and borrowing of £746,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£248,750.00
SDLT Charge	£70,600
Legal Fees	£1,000.00
Total Investment	£320,350.00

### **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. The monthly rent of this property is currently set at £5,258 per calendar month but the potential market rent is



LETORADERT

Returns Based on Rental Income	£5,258	£5,700
Mortgage Payments on £746,250.00 @ 5%	£3,109.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£525.80	£570.00
Total Monthly Costs	£3,650.18	<mark>£3,694.38</mark>
Monthly Net Income	£1,607.83	£2,005.63
Annual Net Income	£19,293.90	<b>£24,067.5</b> 0
Net Return	<mark>6.02%</mark>	<mark>7.51%</mark>

#### Return Stress Test Analysis Report





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

Annual Net Income **£12,667.50** Adjusted To

Net Return 3.95%

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

Annual Net Income **£9,142.50** Adjusted To

Net Return

2.85%

#### 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 £995,000.

Ocean, 53 Boscombe Overcliff Drive, Bournemouth, BH5 2DW
CURRENTLY ADVERTISED SOLD STC
Stunning sea views   Double garage   Three double bedrooms   Bifold doors from living room and be
Marketed from 25 Mar 2024 by Mr Green Estate Agents, Southbourne



£900,000

	3	bedroom	flat for sale	
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+ Add to report

Portman Estate

#### NO LONGER ADVERTISED

Stunning 3 Bedroom Apartment | Large Wrap Around Balcony | Delightful Sea & Coastal Views | Moder...

Marketed from 28 Oct 2022 to 21 Jun 2023 (236 days) by Goadsby, Southbourne



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £5,700 based on the analysis carried out by our letting team at **Let Property Management**.

	1 bedroom flat Hatfield Gardens, Bournemouth, Dorset, BH7	- Add to report
	NO LONGER ADVERTISED	
	Live the high life in a luxurious 0-bedroom penthouse with panoral notch faciliti	mic views and top-
£6,067 pcm	SOLD PRICE HISTORY	
	18 Jul 2003	£165,000
	11 Feb 2002	£122,950

Marketed from 1 May 2024 to 8 May 2024 (7 days) by Right Now Residential, London



6 bedroom maisonette

Carlton Road, Bournemouth,

#### NO LONGER ADVERTISED

Maisonette | Furnished | Two Bathrooms | Private Garden | Large Modern Kitchen | MOST BILLS INC...

Marketed from 23 Jul 2024 to 30 Jul 2024 (7 days) by Churchfield Estate Agents, Bournemouth



£4,800 pcm

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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 2 years



# www.letproperty.co.uk

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#### 208811065

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.

# Interested in this property investment?

# Call us on 0141 478 0985

