

LET PROPERTY PACK

INVESTMENT INFORMATION

Albany House, Station
Road, West Drayton, UB7
7LT

209254915

 www.letproperty.co.uk





Property Description

Our latest listing is in Albany House, Station Road, West Drayton, UB7 7LT

Get instant cash flow of **£1,100** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,405** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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



Albany House, Station
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Property Key Features

1 Bedroom

1 Bathroom

Parking space

Lounge and Kitchen

Factor Fees: TBC

Ground Rent: £400 per year

Lease Length: Leasehold

Current Rent: £1,100

Market Rent: £1,405

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 276,000.00

25% Deposit	£69,000.00
SDLT Charge	£9,580
Legal Fees	£1,000.00
Total Investment	£79,580.00

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,405



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	£1,100	£1,405
Mortgage Payments on £207,000.00 @ 5%	£862.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£33.30	
Letting Fees	£110.00	£140.50
Total Monthly Costs	£1,020.80	£1,051.30
Monthly Net Income	£79.20	£353.70
Annual Net Income	£950.40	£4,244.40
Net Return	1.19%	5.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,434.40**
Adjusted To

Net Return **1.80%**

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

Annual Net Income **£504.00**
Adjusted To

Net Return **0.63%**

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 £290,000.



£290,000

 Floorplan

1 bedroom apartment for sale

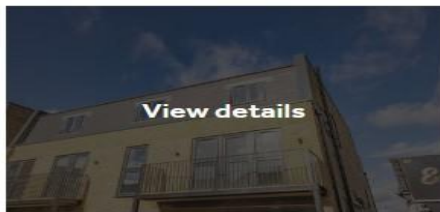
Pullman Court, Warwick Road, West Drayton

[+ Add to report](#)

NO LONGER ADVERTISED

Built in 2020 | Second floor | One bedroom apartment | 516 sq.ft | Fantastic condition throughout...

Marketed from 2 May 2023 to 26 Jul 2023 (85 days) by Coopers, West Drayton



£290,000

 Floorplan

1 bedroom apartment for sale

Fairfield Road, Yiewsley, UB7

[+ Add to report](#)

NO LONGER ADVERTISED

Share of Freehold 999 years | Ground Rent - £250 Per Year | New Build Apartment | Studio | Off St...

Marketed from 11 Nov 2022 to 28 Feb 2023 (109 days) by Oakwood Estates, West Drayton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,405 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm



Floorplan

1 bedroom apartment

Otter Way, West Drayton, UB7

NO LONGER ADVERTISED

Walking Distance to West Drayton Station | Close to Stockley Business Park | Lift | Private Balco...

Marketed from 2 Aug 2024 to 5 Aug 2024 (2 days) by Coopers, Uxbridge - High Street

+ Add to report



£1,400 pcm

1 bedroom apartment

Lexington House, Park Lodge Avenue, West Drayton, UB7

CURRENTLY ADVERTISED

Close to West Drayton Station | Close to High Street | Allocated Parking | Close to Stockley Park...

Marketed from 26 Jul 2024 by Coopers, Uxbridge - High Street

+ Add to report

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: **Moved in within the last 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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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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