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LET PROPERTY PACK

INVESTMENT INFORMATION

Old Gloucester St., London, WC1N

205891843

() www.letproperty.co.uk





Property Description

Our latest listing is in Old Gloucester Street London, WC1N

Get instant cash flow of £4,300 per calendar month with a 4.5% Gross Yield for investors.

This property has a potential to rent for £6,000 which would provide the investor a Gross Yield of 6.3% 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...

LETPR®PERTY





Old Gloucester Street London, WCIN

205891843

2 Bedrooms Facto 3 Bathroom Grour Spacious Rooms Lease Well Maintained Property Curre

Property Key Features

A property of 2 flats -One in basement with 1 bedroom and 1 bathroom - Another in ground floor with 1 bedroom and 2 bathrooms Factor Fees: £25.00 Ground Rent: TBC Lease Length: 900 years Current Rent: £4,300 Market Rent: £6,000







Kitchen





Bedrooms





Bathroom





Exterior





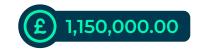
Initial Outlay





Figures based on assumed purchase price of £1,150,000.00 and borrowing of £862,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

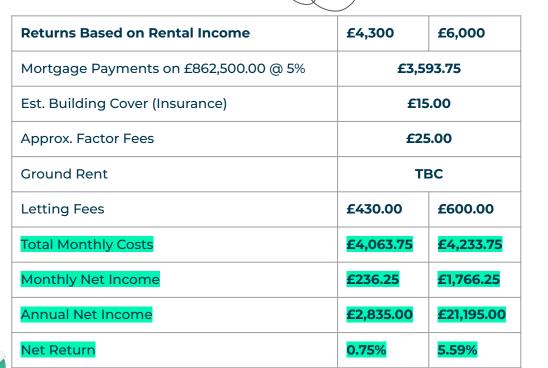
ASSUMED PURCHASE PRICE



25% Deposit	£287,500.00
SDLT Charge	£90,750
Legal Fees	£1,000.00
Total Investment	£379,250.00

Projected Investment Return

The monthly rent of this property is currently set at £4,300 per calendar month but the potential market rent is





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. LE7PR@PERTY

6.000

Return Stress Test Analysis Report





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

Annual Net Income **£9,195.00** Adjusted To

Net Return 2.42%

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

Annual Net Income **£3,945.00** Adjusted To

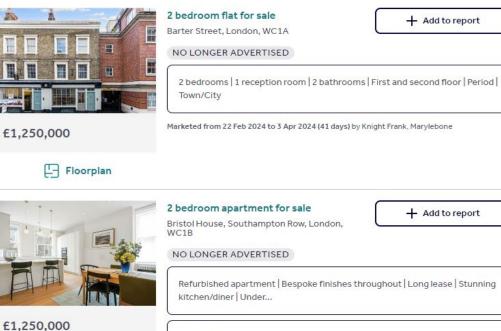
Net Return

1.04%

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 £1,250,000.



SOLD PRICE HISTORY

Floorplan

28 Sep 2021

£650,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £6,000 based on the analysis carried out by our letting team at Let Property Management.



£6,283 pcm

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IF	2 bedroom apartment Chapter House,Parker Street, London
	NO LONGER ADVERTISED Chapter House by esteemed Central London developer Londonewcastle,
ARF	comprises an intimate collecti
m	Marketed from 6 Sep 2023 to 24 Oct 2023 (47 days) by CityWharf Property Investment Consultancy, Canary Wharf
Floorplan	



Floorplan

£6,283 pcm

3 bedroom apartment

Ormonde Mansions, 110A Southampton Row, London, WC1B

NO LONGER ADVERTISED

Three bedrooms | Three bathrooms | Approx 1337 Sq ft. | Very high specification | Mansions Block ...

Marketed from 5 Jun 2023 to 19 Jun 2023 (14 days) by Stirling Ackroyd Lettings, West End

+ Add to report

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





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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.

