

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Old Gloucester St., London,  
WC1N

205891843

 [www.letproperty.co.uk](http://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...



Old Gloucester Street  
London, WC1N

205891843



## Property Key Features

**2 Bedrooms**

**3 Bathroom**

**Spacious Rooms**

**Well Maintained Property**

**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**



# Lounge



# Kitchen



# Bedrooms





# Bathroom



# Exterior







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

£ 1,150,000.00

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

# Projected Investment Return



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

£ 6,000



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	£4,300	£6,000
Mortgage Payments on £862,500.00 @ 5%	£3,593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£25.00	
Ground Rent	TBC	
Letting Fees	£430.00	£600.00
<b>Total Monthly Costs</b>	<b>£4,063.75</b>	<b>£4,233.75</b>
<b>Monthly Net Income</b>	<b>£236.25</b>	<b>£1,766.25</b>
<b>Annual Net Income</b>	<b>£2,835.00</b>	<b>£21,195.00</b>
<b>Net Return</b>	<b>0.75%</b>	<b>5.59%</b>

# 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.



**2 bedroom flat for sale**  
Barter Street, London, WC1A

+ Add to report

NO LONGER ADVERTISED

2 bedrooms | 1 reception room | 2 bathrooms | First and second floor | Period |  
Town/City

£1,250,000

Marketed from 22 Feb 2024 to 3 Apr 2024 (41 days) by Knight Frank, Marylebone

Floorplan



**2 bedroom apartment for sale**  
Bristol House, Southampton Row, London, WC1B

+ Add to report

NO LONGER ADVERTISED

Refurbished apartment | Bespoke finishes throughout | Long lease | Stunning kitchen/diner | Under...

£1,250,000

SOLD PRICE HISTORY

28 Sep 2021	£650,000
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Marketed from 21 Oct 2023 to 15 Jan 2024 (86 days) by Savills, Clerkenwell

Floorplan

# 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

 Floorplan

## 2 bedroom apartment

Chapter House, Parker Street, London

+ Add to report

NO LONGER ADVERTISED

Chapter House by esteemed Central London developer Londonewcastle, comprises an intimate collecti...

Marketed from 6 Sep 2023 to 24 Oct 2023 (47 days) by CityWharf Property Investment Consultancy, Canary Wharf



£6,283 pcm

 Floorplan

## 3 bedroom apartment

Ormonde Mansions, 110A Southampton Row, London, WC1B

+ Add to report

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

# 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**

 Current term of tenancy: **2 years**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 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.





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Old Gloucester Street London, WC1N

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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.



**LETPROPERTY**