

LET PROPERTY PACK

INVESTMENT INFORMATION

Andrew Street, Preston,
PR1

208554495

 www.letproperty.co.uk





Property Description

Our latest listing is in Andrew Street, Preston, PR1

Get instant cash flow of **£800** per calendar month with a **6.9%** 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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PR1

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Property Key Features

2 Bedrooms

1 Bathroom

Modern Kitchen and Bathroom

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000

25% Deposit	£35,000.00
SDLT Charge	4200
Legal Fees	£1,000.00
Total Investment	£40,200.00

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	£800
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£80.00
Total Monthly Costs	£532.50
Monthly Net Income	£268
Annual Net Income	£3,210
Net Return	7.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,610**
Adjusted To

Net Return **4.00%**

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

Annual Net Income **£1,110**
Adjusted To

Net Return **2.76%**

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 £140,000.



£140,000

2 bedroom end of terrace house for sale

Lutwidge Avenue, Preston, PR1

+ Add to report

CURRENTLY ADVERTISED

Attn: First Time Buyers | Shops And Amenities Nearby | Close To Schools And Motorways | End Terr...

SOLD PRICE HISTORY



£110,000

2 bedroom terraced house for sale

Andrews Street, Preston

+ Add to report

NO LONGER ADVERTISED SOLD STC

Mid-Terraced Property | Contemporary Fitted Kitchen | One Reception Room | Three Piece Shower Roo...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom terraced house

Lutwidge Avenue, Preston

+ Add to report

NO LONGER ADVERTISED LET AGREED

Available Immediately! | Beautifully presented | Great Family Home | Double Size Bedrooms | Close...

Marketed from 9 May 2024 to 25 Jul 2024 (77 days) by Open House Preston Ltd, Preston



£695 pcm

2 bedroom terraced house

St. Georges Road, Preston, PR1

+ Add to report

NO LONGER ADVERTISED LET AGREED






Mid Terrace House | Shops and Amenities Nearby | 2 Bedrooms | Fitted Kitchen | Three Piece Bathro...

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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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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