

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Upper Church Road,  
Weston-super-Mare, BS23

208922500

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





## Property Description

Our latest listing is in Upper Church Road, Weston-super-Mare, BS23

Get instant cash flow of **£1,800** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.0%** 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...



Upper Church Road,  
Weston-super-Mare, BS23

208922500



## Property Key Features

**5 Bedrooms**

**3 Bathrooms**

**Three Piece Bathroom**

**Spacious Kitchen**

**Factor Fees: TBC**

**Ground Rent: freehold**

**Lease Length: freehold**

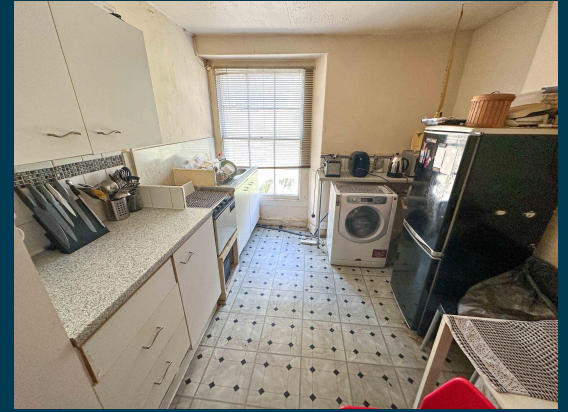
**Current Rent: £1,800**

**Market Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£102,350.00</b>

# 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 £1,800 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,800	£2,000
Mortgage Payments on £258,750.00 @ 5%	£1,078.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£180.00	£200.00
<b>Total Monthly Costs</b>	<b>£1,273.13</b>	<b>£1,293.13</b>
<b>Monthly Net Income</b>	<b>£526.88</b>	<b>£706.88</b>
<b>Annual Net Income</b>	<b>£6,322.50</b>	<b>£8,482.50</b>
<b>Net Return</b>	<b>6.18%</b>	<b>8.29%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,482.50**  
Adjusted To

Net Return                      **4.38%**

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

Annual Net Income      **£3,307.50**  
Adjusted To

Net Return                      **3.23%**

# 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 £465,000.

## Within area



£465,000

### 6 bedroom house for sale

The Rosita Hotel, 30, Upper Church Road, Weston-Super-Mare, Somerset

+ Add to report

NO LONGER ADVERTISED SOLD STC

DELIGHTFUL PERIOD PROPERTY | CLOSE TO THE BEACHES AND TOWN CENTRE | 4 BEAUTIFULLY APPOINTED GUEST...

Marketed from 23 Aug 2021 to 19 Apr 2022 (239 days) by Miller Commercial, Business Transfer



£445,000

### 9 bedroom terraced house for sale

Upper Church Road, Weston-super-Mare

+ Add to report

NO LONGER ADVERTISED

A superb, 9-bedroom Guest House offering a unique investment opportunity to develop | Potential ...

Marketed from 18 Dec 2023 to 16 Feb 2024 (60 days) by Quikclister, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,450 based on the analysis carried out by our letting team at **Let Property Management**.



£2,450 pcm

## 8 bedroom terraced house

+ Add to report

Upper Church Road, WESTON-SUPER-MARE, North Somerset, BS23

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 May 2023 to 28 Jul 2023 (70 days) by Farrons, Winscombe



£1,750 pcm

## 5 bedroom detached house

+ Add to report

Highbury Parade, Weston-Super-Mare, BS23






NO LONGER ADVERTISED

Marketed from 4 Dec 2023 to 3 Jan 2024 (29 days) by OpenRent, London

# 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.



Upper Church Road, Weston-super-Mare,  
BS23

208922500

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**