

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dorset Road, Bexhill On  
Sea, TN40

209259113

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





## Property Description

Our latest listing is in Dorset Road, Bexhill On Sea, TN40

Get instant cash flow of **£900** per calendar month with a **4.8%** Gross Yield for investors.

**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 be a rewarding addition to an investor portfolio.**

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



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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 97 years**

**Current Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £225,000.00 and borrowing of £168,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 225,000.00

25% Deposit	£56,250.00
SDLT Charge	£6,750
Legal Fees	£1,000.00
Total Investment	£64,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month.



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.



<b>Returns Based on Rental Income</b>	<b>£900</b>
Mortgage Payments on £168,750.00 @ 5%	<b>£703.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£90.00</b>
<b>Total Monthly Costs</b>	<b>£808.13</b>
<b>Monthly Net Income</b>	<b>£91.88</b>
<b>Annual Net Income</b>	<b>£1,102.50</b>
<b>Net Return</b>	<b>1.72%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£8,617.50**

Net Return **-13.46%**

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

Annual Net Income Adjusted To **-£11,992.50**

Net Return **-18.74%**

# 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

## 1 bedroom apartment for sale

+ Add to report

Hastings Road, Bexhill-On-Sea

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Aug 2023 to 6 Feb 2024 (181 days) by Just Property, Bexhill



£229,950

## 1 bedroom flat for sale

+ Add to report

Fairmount Road, Bexhill-On-Sea

NO LONGER ADVERTISED

Marketed from 15 Mar 2024 to 25 Apr 2024 (41 days) by Just Property, Bexhill

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 1 bedroom apartment

+ Add to report

Hastings Road, Bexhill on Sea

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jul 2024 to 5 Aug 2024 (27 days) by Oliver & Bailey, Hastings



£900 pcm

## 1 bedroom apartment

+ Add to report

Dorset Road, Bexhill-on-Sea

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jun 2024 to 18 Jun 2024 (14 days) by Wyatt Hughes, St. Leonards-On-Sea

# 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.



**LETPROPERTY**