

LET PROPERTY PACK

INVESTMENT INFORMATION

Bargates, Christchurch,
BH23

208858635

 www.letproperty.co.uk





Property Description

Our latest listing is in Bargates, Christchurch, BH23

Get instant cash flow of **£1,800** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£2,200** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

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...



Bargates, Christchurch,
BH23

208858635



Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Lounge

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,800

Market Rent: £2,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £430,000.00 and borrowing of £322,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 430,000

25% Deposit	£107,500.00
SDLT Charge	21900
Legal Fees	£1,000.00
Total Investment	£130,400.00

Projected Investment Return



The monthly rent of this property is currently set at £1,800 per calendar month but the potential market rent is

£ 2,200

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	£1,800	£2,200
Mortgage Payments on £322,500.00 @ 5%	£1,343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£180.00	£220.00
Total Monthly Costs	£1,538.75	£1,578.75
Monthly Net Income	£261	£621
Annual Net Income	£3,135	£7,455
Net Return	2.40%	5.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,055**
Adjusted To

Net Return **2.34%**

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

Annual Net Income **£1,005**
Adjusted To

Net Return **0.77%**

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 £510,000.



£510,000

4 bedroom detached house for sale

+ Add to report

Twynham Avenue, Christchurch, Dorset

NO LONGER ADVERTISED

Marketed from 24 Apr 2019 to 24 Apr 2019 by Express Estate Agency, Nationwide



£378,000

4 bedroom detached house for sale

+ Add to report

Station Road, Christchurch

NO LONGER ADVERTISED

Marketed from 29 Jun 2016 to 17 Dec 2016 (170 days) by Meridianestateagents.com, Christchurch

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,200 pcm

4 bedroom house

Fairfield, CHRISTCHURCH

NO LONGER ADVERTISED

Marketed from 17 Dec 2015 to 12 Feb 2016 (56 days) by Connells Lettings, Christchurch - Lettings

+ Add to report



£1,400 pcm

4 bedroom town house

Bargates, Christchurch, Dorset, BH23

NO LONGER ADVERTISED

LET AGREED






Marketed from 25 Apr 2018 to 19 Jun 2018 (55 days) by Jordan Marks Estates, Christchurch

+ Add to report

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: **Within 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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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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