

LET PROPERTY PACK

INVESTMENT INFORMATION

Rochester Rd Burham,
Rochester ME1

209100143

 www.letproperty.co.uk





Property Description

Our latest listing is in Rochester Rd Burham, Rochester ME1

Get instant cash flow of **£1,300** per calendar month with a **4.5%** 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...



Rochester Rd Burham,
Rochester ME1

209100143



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

Well-Maintained Property

Property recently redecorated

- Newly painted
- New flooring
- New carpets

Factor Fees: Freehold

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,300

Market Rent: £2,000

Lounge



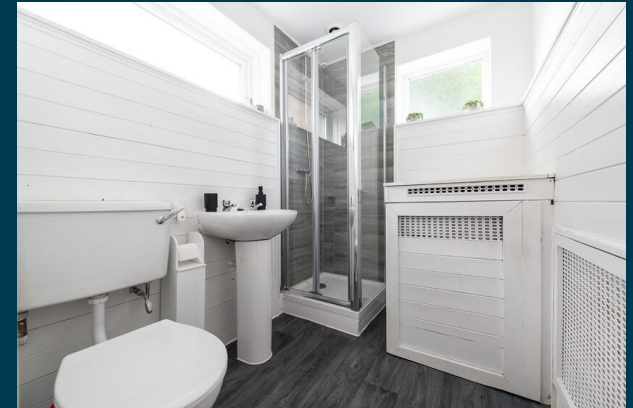
Kitchen



Bedrooms



Bathroom



Exterior





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
Total Investment	£102,350.00

Projected Investment Return



The monthly rent of this property is currently set at £1,300 per calendar month but the potential market rent is

£ 2,000



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	£1,300	£2,000
Mortgage Payments on £258,750.00 @ 5%	£1,078.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	TBC	
Letting Fees	£130.00	£200.00
Total Monthly Costs	£1,223.13	£1,293.13
Monthly Net Income	£76.88	£706.88
Annual Net Income	£922.50	£8,482.50
Net Return	0.90%	8.29%

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 £350,000.



£350,000

3 bedroom end of terrace house for sale

+ Add to report

Rochester Road, Burham, Rochester, Kent

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Apr 2022 to 6 Jul 2022 (84 days) by Wards, Larkfield

Sold by Wards | Well presented family home | Two allocated parking spaces to the rear for your co...

Sold price history:

[View](#)

Floor plan:

[View](#)



£325,000

2 bedroom end of terrace house for sale

+ Add to report

Rochester Road, Burham, Rochester, Kent, ME1

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Feb 2023 to 16 Nov 2023 (285 days) by Robinson Michael & Jackson, Chatham

Picturesque location | Rural walks | Views | Loft room | Outbuilding | Lots of parking

Sold price history:

[View](#)

Floor plan:

[View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

3 bedroom end of terrace house

+ Add to report

Bentley Close, Chatham

CURRENTLY ADVERTISED

Marketed from 13 Aug 2024 by MMS Sales and Lettings, Strood

THREE DOUBLE BEDROOMS | TWO BATH/SHOWER ROOMS | CLOAK ROOM | MODERN KITCHEN/DINER | EXTENDED | PA...

Sold price history:

[View](#)

4 bedroom end of terrace house

+ Add to report

Eccles Close, Aylesford

NO LONGER ADVERTISED LET AGREED

Marketed from 13 Jun 2024 to 30 Jul 2024 (46 days) by Barnes Kingsnorth, Tonbridge

Four Bedroom Family Home | Two Bathrooms | Modern Fully Fitted Kitchen | Walking Distance to MLS/...

Floor plan:

[View](#)



£1,995 pcm

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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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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