

LET PROPERTY PACK

INVESTMENT INFORMATION

Preston, PR1 3TD

209117911

 www.letproperty.co.uk





Property Description

Our latest listing is in Preston, PR1 3TD

Get instant cash flow of **£3,705** per calendar month with a **7.7%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Preston , it will make for a reliable long term investment for an investor.

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



Great Avenham Street,
Preston, PR1 3TD

209117911



Property Key Features

9 Bedroom

4 Bathroom

Spacious Backyard

Spacious room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £3,705

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £575,000.00 and borrowing of £431,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 575,000.00

| | |
|-------------------------|--------------------|
| 25% Deposit | £143,750.00 |
| SDLT Charge | £33,500 |
| Legal Fees | £1,000.00 |
| Total Investment | £178,250.00 |

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 | £3,705 |
| Mortgage Payments on £431,250.00 @ 5% | £1,796.88 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | TBC |
| Letting Fees | £370.50 |
| Total Monthly Costs | £2,182.38 |
| Monthly Net Income | £1,522.63 |
| Annual Net Income | £18,271.50 |
| Net Return | 10.25% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,861.50**
Adjusted To

Net Return **6.09%**

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


Annual Net Income **£9,646.50**
Adjusted To

Net Return **5.41%**

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 £650,000.



5 bedroom semi-detached house for sale [+ Add to report](#)


Moor Park Avenue, Preston, Lancashire


NO LONGER ADVERTISED


Marketed from 27 Jul 2022 to 23 Feb 2023 (210 days) by Michael Bailey, Powered by Keller Williams, Preston

£650,000

Please quote LBMB when calling | Stunning period property with 4 floors | 6 double bedrooms and 3...

 Sold price history: [View](#)

 Floor plan: [View](#)



5 bedroom semi-detached house for sale [+ Add to report](#)


Ribblesdale Place, Preston, Lancashire, PR1


NO LONGER ADVERTISED

Marketed from 3 Mar 2021 to 1 Jul 2021 (119 days) by Reeds Rains, Preston

£650,000

EPC Grade - awaiting | This Property Boasts Character | Picturesque Views Over Avenham Park | Tra...


 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 £4000 based on the analysis carried out by our letting team at **Let Property Management**.




5 bedroom semi-detached house


Atwood Road, Didsbury, Manchester, M20

CURRENTLY ADVERTISED **LET AGREED**


Marketed from 27 Jul 2024 by Julian Wadden, Didsbury

Available Start of September is a magnificent and substantial Victorian residence offering superb...

 Sold price history: [View](#)

 Floor plan: [View](#)

+ Add to report



5 bedroom semi-detached house

Knutsford Road, Alderley Edge

NO LONGER ADVERTISED

Marketed from 15 Apr 2024 to 24 Apr 2024 (8 days) by Gascoigne Halman, Wilmslow

Modern Semi Detached Property | 5 Double Bedrooms, 4 Bathrooms | Garage and Electric Gates | Clos...

+ Add to report

£4,000 pcm

£4,000 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**

 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.



 www.letproperty.co.uk

Great Avenham Street, Preston, PR1 3TD

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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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