

# LET PROPERTY PACK

## INVESTMENT INFORMATION

William's Walk Colchester  
CO1

209979122

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





## Property Description

Our latest listing is in William's Walk Colchester CO1

Get instant cash flow of **£1,050** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.5%** 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...**



William's Walk Colchester  
CO1

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Well-Maintained Property**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,050**

**Market Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £322,000.00 and borrowing of £241,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 322,000.00

25% Deposit	£80,500.00
SDLT Charge	£13,260
Legal Fees	£1,000.00
Total Investment	£94,760.00

# 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.



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,050	£2,000
Mortgage Payments on £241,500.00 @ 5%	£1,006.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£105.00	£200.00
<b>Total Monthly Costs</b>	<b>£1,126.25</b>	<b>£1,221.25</b>
<b>Monthly Net Income</b>	<b>-£76.25</b>	<b>£778.75</b>
<b>Annual Net Income</b>	<b>-£915.00</b>	<b>£9,345.00</b>
<b>Net Return</b>	<b>-0.97%</b>	<b>9.86%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,345.00**  
Adjusted To

Net Return                      **5.64%**

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

Annual Net Income      **£4,515.00**  
Adjusted To

Net Return                      **4.76%**

# 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 £325,000.



£325,000

## 2 bedroom house for sale

+ Add to report

Sir Isaacs Walk, Colchester

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Feb 2023 to 4 Aug 2023 (160 days) by Gallant Richardson, Colchester

PERIOD STYLE HOME | NO CHAIN | TWO DOUBLE BEDROOMS | EN SUITE |  
BEAUTIFULLY PRESENTED | PRIVATE G...



£325,000

## 3 bedroom end of terrace house for sale

+ Add to report

West Stockwell Street, Colchester


NO LONGER ADVERTISED

Marketed from 25 May 2022 to 18 Jul 2022 (53 days) by John Alexander, Colchester

THREE BEDROOMS | CHARACTER PROPERTY | ORIGINAL FEATURES | DUTCH QUARTER  
LOCATION | EN-SUITE TO MA...

 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 terraced house

+ Add to report

Northgate Street, Colchester, CO1

NO LONGER ADVERTISED

Marketed from 17 Jun 2024 to 20 Aug 2024 (63 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2123823



£2,200 pcm

## 2 bedroom terraced house

+ Add to report

Northgate Street, Colchester, CO1

NO LONGER ADVERTISED






Marketed from 25 Jan 2024 to 26 Jan 2024 by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1965522

# 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: **3 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**