

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Alexandra Road, Grantham,  
NG31 7AW

210261148

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





## Property Description

Our latest listing is in Alexandra Road, Grantham, NG31 7AW

Get instant cash flow of **£435** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Alexandra  
Road, Grantham, NG31  
7AW

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## Property Key Features

1 Bedroom

1 Bathroom

Backyard

On-street Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 89 years

Current Rent: £435

Market Rent: £550

# Kitchen



# Bedroom



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £66,000.00 and borrowing of £49,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 66,000.00

25% Deposit	£16,500.00
SDLT Charge	£3,300
Legal Fees	£1,000.00
Total Investment	£20,800.00

# Projected Investment Return



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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 £435 per calendar month but the potential market rent is

£550

Returns Based on Rental Income	£435	£550
Mortgage Payments on £49,500.00 @ 5%	£206.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£43.50	£55.00
Total Monthly Costs	£264.75	£276.25
Monthly Net Income	£170.25	£273.75
Annual Net Income	£2,043.00	£3,285.00
Net Return	9.82%	15.79%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£2,185.00</b>
Adjusted To	
Net Return	<b>10.50%</b>

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

Annual Net Income	<b>£2,295.00</b>
Adjusted To	
Net Return	<b>11.03%</b>

# 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 £70,000.



£70,000

## 1 bedroom apartment for sale

Scarsdale Way, Grantham

+ Add to report

CURRENTLY ADVERTISED

Marketed from 14 Apr 2025 by Martin & Co, Grantham

\*\*\*\* NO UPWARD CHAIN \*\*\*\* | Suitable For Cash Buyers | Spacious Top Floor Apartment | Good Size D...



£68,500

## 1 bedroom flat for sale

+ Add to report

Alford Street, Grantham, NG31

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Dec 2023 to 20 Jun 2024 (181 days) by Newton Fallowell, Grantham

Ground Floor Apartment | Dressing Room | Living Room | Popular Residential Area | Kitchen | Long ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

1 bedroom apartment

+ Add to report

Gladstone Terrace, Grantham, Lincolnshire, NG31

CURRENTLY ADVERTISED

LET AGREED

Marketed from 28 Oct 2021 by Simpson and West Lettings Ltd, Nottingham

1 Double bedroom | Large lounge with bay window | Kitchen with appliances | Shower room | Store c...



£565 pcm

1 bedroom flat

+ Add to report

Flat 2a, 42 North Parade

NO LONGER ADVERTISED

Marketed from 16 Sep 2024 to 30 Sep 2024 (13 days) by EMPM, Grantham

One Bedroom Flat | Close to Town | Spacious High Ceiling Rooms | Electric Heating | Kitchen with ...

# 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.



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