

LET PROPERTY PACK

INVESTMENT INFORMATION

Cherford Road,
Bournemouth, BH11

209230153

 www.letproperty.co.uk





Property Description

Our latest listing is in Cherford Road, Bournemouth, BH11

Get instant cash flow of **£2,250** per calendar month with a **5.7%** Gross Yield for investors.

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...



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Property Key Features

5 Bedrooms

2 Bathrooms

Driveway

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £2,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £475,000.00 and borrowing of £356,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 475,000

25% Deposit	£118,750.00
SDLT Charge	25500
Legal Fees	£1,000.00
Total Investment	£145,250.00

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	£2,250
Mortgage Payments on £356,250.00 @ 5%	£1,484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£225.00
Total Monthly Costs	£1,724.38
Monthly Net Income	£526
Annual Net Income	£6,308
Net Return	4.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,808**
Adjusted To

Net Return **1.24%**

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

Annual Net Income **-£818**
Adjusted To

Net Return **-0.56%**

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 £475,000.



£475,000

5 bedroom detached house for sale

+ Add to report

DETACHED HOUSE Kingswell Road, Bournemouth

NO LONGER ADVERTISED

Marketed from 16 Jan 2024 to 15 Apr 2024 (89 days) by Clarkes Estate Agents, Bournemouth



£425,000

5 bedroom bungalow for sale

+ Add to report

Kingswell Road, Ensbur Park, Bournemouth, Dorset, BH10

NO LONGER ADVERTISED

Marketed from 5 Jun 2020 to 9 Jul 2020 (34 days) by Palmer Snell, Bournemouth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,250 based on the analysis carried out by our letting team at **Let Property Management**.



£2,250 pcm

5 bedroom detached house

+ Add to report

Ensbury Park, Bournemouth

NO LONGER ADVERTISED

Marketed from 11 Jun 2024 to 15 Jul 2024 (33 days) by Enfields, Bournemouth



£1,950 pcm

5 bedroom property

+ Add to report

FIVE BEDROOM STUDENT HOUSE






NO LONGER ADVERTISED

Marketed from 22 Dec 2022 to 10 Jan 2023 (18 days) by Corbin & Co, Bournemouth

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: **Within 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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