

LET PROPERTY PACK

INVESTMENT INFORMATION

Waterloo Road, Preston,
PR2

208841568

 www.letproperty.co.uk





Property Description

Our latest listing is in Waterloo Road, Preston, PR2

Get instant cash flow of **£2,750** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£2,800** which would provide the investor a Gross Yield of **11.6%** if the rent was increased to market rate.

With a tenant currently situated.. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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PR2

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Property Key Features

4 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £18,000/year

Ground Rent: included in Factor Fees

Lease Length: 999 years

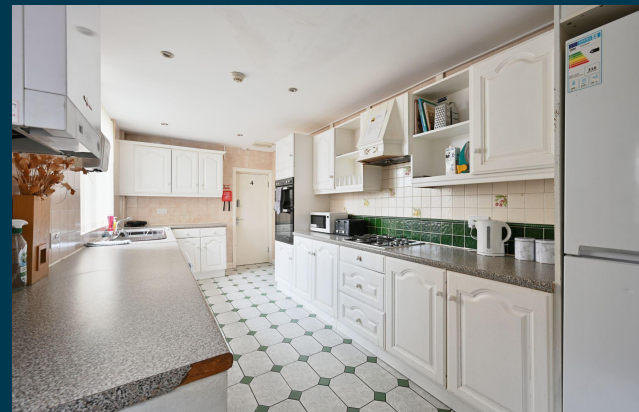
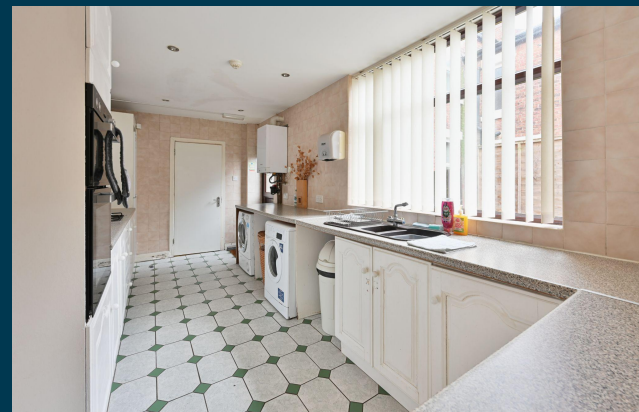
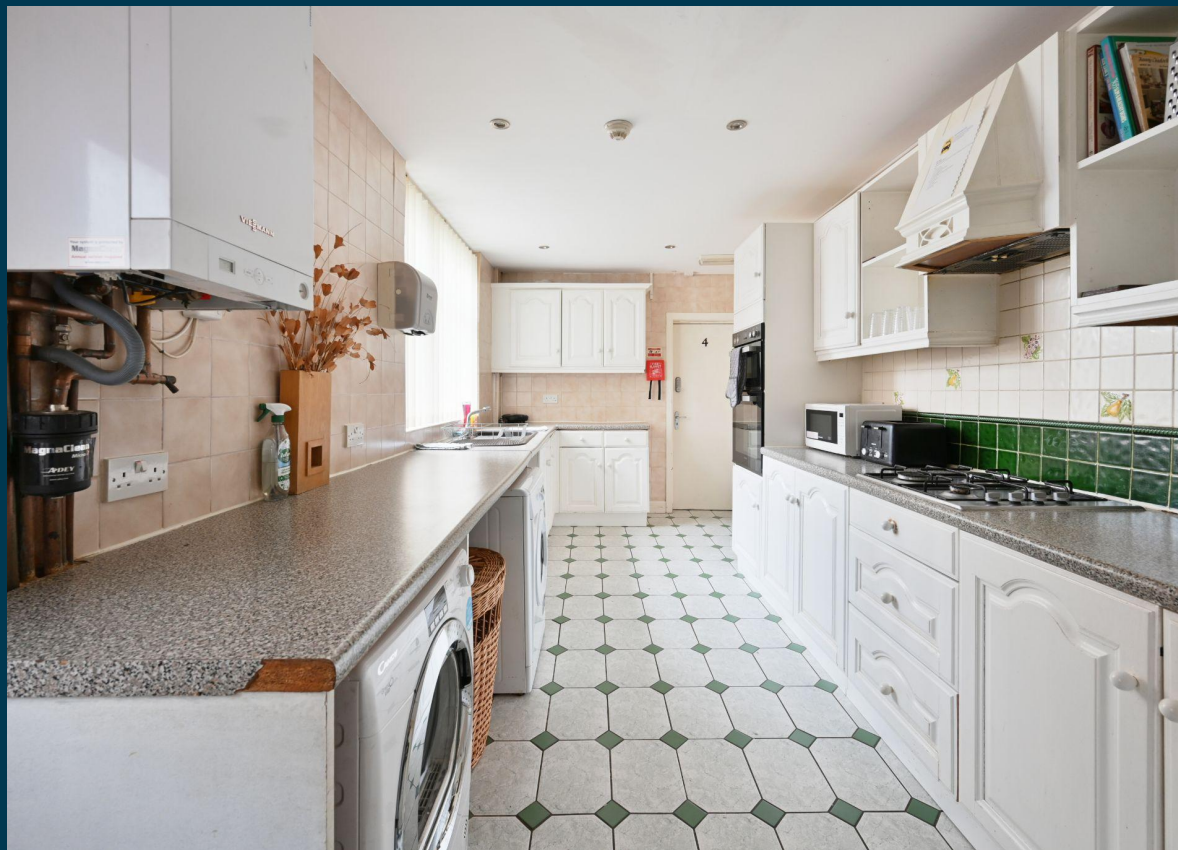
Current Rent: £2,750

Market Rent: £2,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £290,000.00 and borrowing of £217,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 290,000.00

25% Deposit	£72,500.00
SDLT Charge	£10,700
Legal Fees	£1,000.00
Total Investment	£84,200.00

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 £2,750 per calendar month but the potential market rent is

£2,800

Returns Based on Rental Income	£2,750	£2,800
Mortgage Payments on £217,500.00 @ 5%	£906.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1,500.00	
Ground Rent	included in Factor Fees	
Letting Fees	£275.00	£280.00
Total Monthly Costs	£2,696.25	£2,701.25
Monthly Net Income	£53.75	£98.75
Annual Net Income	£645.00	£1,185.00
Net Return	0.77%	1.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£4,415.00**
Adjusted To

Net Return **-5.24%**


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

Annual Net Income **-£3,165.00**
Adjusted To

Net Return **-3.76%**

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 £300,000.00.



4 bedroom detached house for sale [+ Add to report](#)


Victoria Parade, Ashton-On-Ribble, PR2

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 24 May 2024 by Clarkson Holden, Preston

Traditional Detached Family Home | Basement | Large Patio with Decking to Rear | Four Double Bedr...

£300,000




[View floor plan](#)

Sold price history: [View](#)

22/03/2019	£280,000
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EPC: [View](#)

(Approx.) Sqft: **1,862 sq ft** Price (€) per sqft: **€161.10**



4 bedroom detached house for sale [+ Add to report](#)

Hazelmere Road, Ashon-On-Ribble

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Jun 2021 to 14 Mar 2022 (268 days) by Roberts & Co Estate Agents, Preston & South Ribble

£300,000

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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