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LET PROPERTY PACK

INVESTMENT INFORMATION

Bakewell Street, Coalville, LE67

210866889

(www.letproperty.co.uk





Property Description

Our latest listing is in Bakewell Street, Coalville, LE67

Get instant cash flow of £590 per calendar month with a 4.4% Gross Yield for investors.

This property has a potential to rent for £1,000 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...

LE7PR@PERTY





Bakewell Street, Coalville, LE67

3 bedrooms **Factor Fees: TBC** 2 Bathroom **Ground Rent: freehold Spacious Lounge Garden Ground Space**

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Property Key Features

Lease Length: freehold Current Rent: £590 Market Rent: £1,000

Lounge





Kitchen





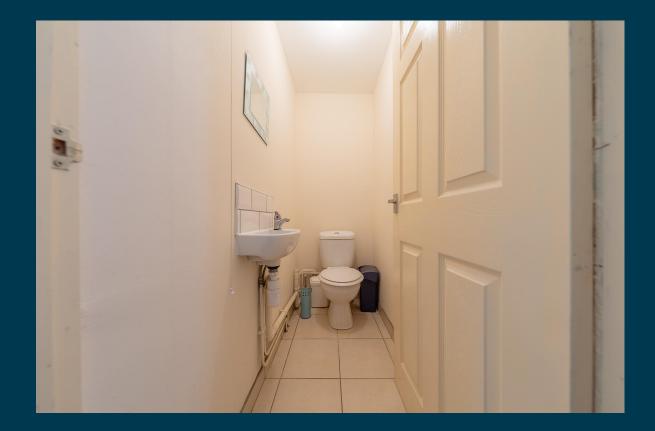
Bedrooms





Bathroom











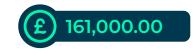
Initial Outlay





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£40,250.00
SDLT Charge	£4,830
Legal Fees	£1,000.00
Total Investment	£46,080.00

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 £590 per calendar month but the potential market rent is



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Returns Based on Rental Income	£590	£1,000
Mortgage Payments on £120,750.00 @ 5%	£50	3.13
Est. Building Cover (Insurance)	£15	5.00
Approx. Factor Fees	TE	BC
Ground Rent	freehold	
Letting Fees	£59.00	£100.00
Total Monthly Costs	£577.13	£618.13
Monthly Net Income	£12.88	£381.88
Annual Net Income	£154.50	£4,582.50
Net Return	<mark>0.34%</mark>	<mark>9.94%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£2,582.50** Adjusted To

Net Return

5.60%

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

Annual Net Income **£2,167.50** Adjusted To

Net Return

4.70%

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 £178,000.

	3 bedroom terraced house for sale	+ Add to report
	Bakewell Street, Coalville, LE67 NO LONGER ADVERTISED	
£178,000	Marketed from 2 Jul 2023 to 29 Sep 2023 (88 days) by	Newton Fallowell, Coalville
	Large Villa Terrace Three Bedrooms Two Bathrooms Chain	Entrance Hall Large Garden No
36	edroom terraced house for sale	+ Add to report
	ewell Street, Coalville DLONGER ADVERTISED SOLD STC	
£170,000	keted from 21 Jul 2023 to 12 Feb 2024 (206 days) by Yopa, Eas litional terraced with NO UPWARD CHAIN Popular and conve tral Heating	
Ø	Sold price history:	View

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.





Great location Off road parking Close to local routes Modern kitchen and bathroom Modern ...

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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

