

LET PROPERTY PACK

INVESTMENT INFORMATION

Follager Road, Rugby, CV21

211414986

 www.letproperty.co.uk





Property Description

Our latest listing is in Follager Road, Rugby, CV21

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

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 investor's portfolio.

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



Follager Road, Rugby,
CV21

211414986



Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £3,240

Ground Rent: TBC

Lease Length: 100 years

Current Rent: £0

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£2,700
Legal Fees	£1,000.00
Total Investment	£26,200.00

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.



Returns Based on Rental Income	£700
Mortgage Payments on £67,500.00 @ 5%	£281.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£270.00
Ground Rent	TBC
Letting Fees	£70.00
Total Monthly Costs	£636.25
Monthly Net Income	£63.75
Annual Net Income	£765.00
Net Return	2.92%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£635.00**

Net Return **-2.42%**

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


Annual Net Income Adjusted To **-£585.00**

Net Return **-2.23%**

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 £100,000.00.



1 bedroom flat for sale

Follager Road, RUGBY

CURRENTLY ADVERTISED

Marketed from 27 Sep 2024 by Shipways, Rugby

£100,000

One Bedroom Duplex | Allocated off Road Parking | Open Plan Lounge/Kitchen | Communal Grounds | C...


Sold price history:	View
30/11/2017	£80,000
05/05/2015	£69,500
16/02/2012	£65,000

View floor plan

EPC: [View](#)

(Approx.) Sqft: **398 sq ft** Price (£) per sqft: **£251.09**

[+ Add to report](#)



1 bedroom apartment for sale

Follager Road, Rugby

NO LONGER ADVERTISED **SOLD STC**

Marketed from 1 Feb 2022 to 24 Feb 2022 (23 days) by Thornton Robson Estate Agents, Rugby

£99,995


One Bedroom | Allocated Parking | Gas Central Heating | Double Glazed | Open Plan Living | Groun...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom ground floor flat


Follager Road, Rugby

NO LONGER ADVERTISED **LET AGREED**

Marketed from 18 Feb 2022 to 25 Mar 2022 (34 days) by Cartier and King Estate Agents, Rugby

Ground Floor Studio Apartment | One Double Bedroom | Open Plan Kitchen/Living | Refitted Modern K...

£700 pcm




[View floor plan](#)

Sold price history:	View
30/08/2018	£78,000
07/10/2016	£70,000
29/11/2013	£59,500

EPC: [View](#)

(Approx.) Sqft: **291 sq ft** Price (£) per sqft: **£2.41**

[+ Add to report](#)



1 bedroom apartment

Follager Road, Rugby

NO LONGER ADVERTISED **LET AGREED**

Marketed from 1 Feb 2022 to 1 Feb 2022 by Thornton Robson Estate Agents, Rugby

Available 1st February 2022. Thornton Robson Estate Agents are pleased to present this lovely one...

£700 pcm

[+ Add to report](#)

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **Vacant**
- ✓ Payment history: **N/A**

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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