

LET PROPERTY PACK

INVESTMENT INFORMATION

Stockbridge Road,
Chichester, PO19

208742225

 www.letproperty.co.uk





Property Description

Our latest listing is in Stockbridge Road, Chichester, PO19

Get instant cash flow of **£885** per calendar month with a **9.2%** Gross Yield for investors.

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...



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £650 per month

Ground Rent: £400 per yr

Lease Length: 80 yrs

Current Rent: £885

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

Projected Investment Return



The monthly rent of this property is currently set at



£ 885

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	£885
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£54.17
Ground Rent	£33.33
Letting Fees	£88.50
Total Monthly Costs	£550.38
Monthly Net Income	£334.63
Annual Net Income	£4,015.50
Net Return	12.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,245.50**
Adjusted To

Net Return **6.76%**

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

Annual Net Income **£2,690.46**
Adjusted To

Net Return **8.10%**

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 £215,000.



£215,000

1 bedroom retirement property for sale

Stockbridge Road, Chichester

NO LONGER ADVERTISED **SOLD STC**

An attractive ground floor retirement apartment with direct access to the well kept communal gard...

Marketed from 9 Feb 2022 to 30 Jun 2022 (141 days) by Charles Peck, Chichester

+ Add to report



£210,000

1 bedroom retirement property for sale

Stockbridge Road, Chichester

CURRENTLY ADVERTISED

A delightful ground floor retirement flat with direct access to the communal gardens, situated in...

Marketed from 24 May 2024 by Charles Peck, Chichester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

1 bedroom retirement property

+ Add to report

Stockbridge Road, Chichester

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Mar 2024 to 17 May 2024 (56 days) by Charles Peck, Chichester



£995 pcm

1 bedroom retirement property

+ Add to report

Stockbridge Road, Chichester

NO LONGER ADVERTISED

Marketed from 9 Nov 2023 to 12 Feb 2024 (95 days) by Sims Williams, Chichester

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.



LETPROPERTY