

LET PROPERTY PACK

INVESTMENT INFORMATION

Ombersley Road,
Worcester, WR3

210336656

 www.letproperty.co.uk





Property Description

Our latest listing is in Ombersley Road, Worcester, WR3

Get instant cash flow of **£4,167** per calendar month with a **7.9%** 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 be a rewarding addition to an investor portfolio.

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



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Property Key Features

7 bedroom

7 bathroom

Spacious Room

Well Maintained Property

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £4,167

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £633,000.00 and borrowing of £474,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 633,000.00

25% Deposit	£158,250.00
SDLT Charge	£38,140
Legal Fees	£1,000.00
Total Investment	£197,390.00

Projected Investment Return



The monthly rent of this property is currently set at £4,167 per calendar month.



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	£4,167
Mortgage Payments on £474,750.00 @ 5%	£1,978.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£416.70
Total Monthly Costs	£2,409.83
Monthly Net Income	£1,757.18
Annual Net Income	£21,086.10
Net Return	10.68%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£23,917.50**

Net Return **-12.12%**

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

Annual Net Income Adjusted To **-£33,412.50**

Net Return **-16.93%**

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 £595,000.



£595,000

4 bedroom terraced house for sale

Park Avenue, Worcester

+ Add to report

NO LONGER ADVERTISED

Sought after North Worcester location | 4 Bedroom Victorian terraced house | Immaculately present...

SOLD PRICE HISTORY



£560,000

5 bedroom end of terrace house for sale

40 Droitwich Road, Worcester, WR3 7LH

+ Add to report

NO LONGER ADVERTISED **SOLD STC**






What3Words - ///bunny.angle.thanks | UNIQUE SELLING POINT: Perfect for the family looking for the...

SOLD PRICE HISTORY

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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