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LET PROPERTY PACK

INVESTMENT INFORMATION

Wastwater Road, Whitehaven, CA28 9LW

210749586

🌐 www.letproperty.co.uk 🤇





Property Description

Our latest listing is in Wastwater Road, Whitehaven, CA28 9LW

Get instant cash flow of £2,100 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £2,722 which would provide the investor a Gross Yield of 6.8% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Whitehaven, it will make for a reliable long term investment for an investor.

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

LETPR®PERTY





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10 Bedroom 4 Bathroom Spacious Lounge Spacious Room

Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £2,100 Market Rent: £2,722

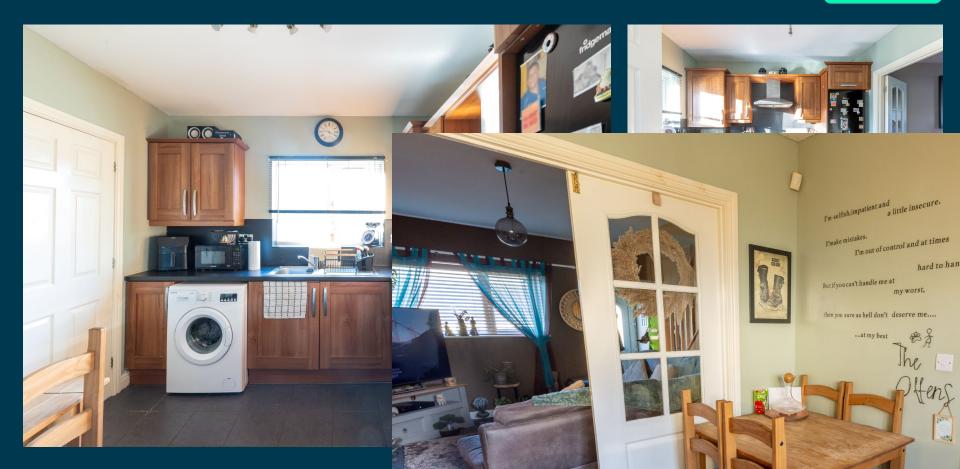






Kitchen





Bedrooms





Bathroom





Exterior



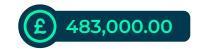






Figures based on assumed purchase price of £483,000.00 and borrowing of £362,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£120,750.00
SDLT Charge	£26,140
Legal Fees	£1,000.00
Total Investment	£147,890.00

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 £2,100 per calendar month but the potential market rent is



Returns Based on Rental Income	£2,100	£2,722
Mortgage Payments on £362,250.00 @ 5%	£1,509.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£210.00	£272.20
Total Monthly Costs	£1,734.38	£1,796.58
Monthly Net Income	£365.63	<mark>£925.43</mark>
Annual Net Income	<mark>£4,387.50</mark>	£11,105.10
Net Return	<mark>2.97%</mark>	<mark>7.51%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£5,661.10** Adjusted To

Net Return 3.83%

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

Annual Net Income **£3,860.10** Adjusted To

Net Return

2.61%

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 £440,000.

f110,000 a bedroom detached house for sale + Add to report Woodhouse Road, Whitehaven No LONGER ADVERTISED Sold StC Marketed from 24 Feb 2021 to 15 Sep 2021 (202 days) by Yopa, North West Modern Features Throughout | Downstairs W/C | 3 Bed Detached | Kitchen Diner | Large Garden To th...

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 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.

