

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wastwater Road,  
Whitehaven, CA28 9LW

210749586

 [www.letproperty.co.uk](http://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...**



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## Property Key Features

**10 Bedroom**

**4 Bathroom**

**Spacious Lounge**

**Spacious Room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £2,100**

**Market Rent: £2,722**

# Lounge



# 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

£ 483,000.00

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

# Projected Investment Return



The monthly rent of this property is currently set at £2,100 per calendar month but the potential market rent is

£ 2,722



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

# 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.

within 74 area



£110,000

## 3 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...

# 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 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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