

LET PROPERTY PACK

INVESTMENT INFORMATION

Linden Avenue, Rushden,
NN10

210886758

 www.letproperty.co.uk





Property Description

Our latest listing is in Linden Avenue, Rushden, NN10

This property has a potential to rent for **£3,200** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

5 Bedrooms

3 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £200 per year

Ground Rent: TBC

Lease Length: freehold

Current Rent: Vacant

Market Rent: £3,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £575,000.00 and borrowing of £431,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 575,000.00

25% Deposit	£143,750.00
SDLT Charge	£33,500
Legal Fees	£1,000.00
Total Investment	£178,250.00

Projected Investment Return



The monthly potential market rent for this property is

£ 3,200

Returns Based on Rental Income	£3,200
Mortgage Payments on £431,250.00 @ 5%	£1,796.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£16.67
Ground Rent	TBC
Letting Fees	£320.00
Total Monthly Costs	£2,148.55
Monthly Net Income	£1,051.46
Annual Net Income	£12,617.46
Net Return	7.08%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,217.46**
Adjusted To

Net Return **3.49%**

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

Annual Net Income **£3,992.46**
Adjusted To

Net Return **2.24%**

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 £550,000.



£550,000

4 bedroom detached house for sale

+ Add to report

Linden Avenue, Higham Ferrers

NO LONGER ADVERTISED

Marketed from 19 Apr 2024 to 25 Jul 2024 (96 days) by Charles Orlebar Estate Agents, Rushden

4 Bedrooms | Double garage | Large driveway | Ample storage throughout | Immaculate condition | L...



£550,000

5 bedroom detached house for sale

+ Add to report

Linden Avenue, Higham Ferrers

NO LONGER ADVERTISED

Marketed from 26 Apr 2022 to 29 Jun 2022 (63 days) by Carr Estates, Ellington

Five Bedrooms | Detached Family Home | Off Road Parking and Double Garage | Generous and Versatil...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

4 bedroom detached house

+ Add to report

Binder Close, Rushden, Northamptonshire, NN10

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jul 2023 to 27 Feb 2024 (220 days) by Let It!, Kettering



£1,750 pcm

5 bedroom terraced house

+ Add to report

Linden Avenue, Higham Ferrers.






NO LONGER ADVERTISED

Marketed from 3 Oct 2024 to 3 Oct 2024 by Charles Orlebar Estate Agents, Rushden

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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  Fully compliant tenancy: **NA**
Fully compliant tenancy including EICR & Gas Safety in order

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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