

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wharf Yard, Hinckley, LE10

209816443

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





## Property Description

Our latest listing is in Wharf Yard, Hinckley, LE10

Get instant cash flow of **£12,500** per calendar month with a **5.6%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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

**Block of Apartments**

**Prime Rental Location**

**Convenient Parking Available**

**Easy Access to Local Amenities**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £12,500**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £2,700,000.00 and borrowing of £2,025,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 2,700,000.00

25% Deposit	£675,000.00
SDLT Charge	£316,250
Legal Fees	£1,000.00
Total Investment	£992,250.00

# Projected Investment Return



The monthly rent of this property is currently set at £12,500 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.



<b>Returns Based on Rental Income</b>	<b>£12,500</b>
Mortgage Payments on £2,025,000.00 @ 5%	<b>£8,437.50</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>Freehold</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£1,250.00</b>
<b>Total Monthly Costs</b>	<b>£9,702.50</b>
<b>Monthly Net Income</b>	<b>£2,797.50</b>
<b>Annual Net Income</b>	<b>£33,570.00</b>
<b>Net Return</b>	<b>3.38%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£101,430.00**

Net Return **-10.22%**

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

Annual Net Income Adjusted To **-£141,930.00**

Net Return **-14.30%**



# 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 £2,950,000.



£2,950,000

## 10 bedroom country house for sale

Barr Lane, Higham-On-The-Hill, CV13

CURRENTLY ADVERTISED

Marketed from 2 Sep 2024 by Howkins & Harrison LLP, Atherstone

+ Add to report



£2,250,000

## 8 bedroom detached house for sale

Rogues Lane, Hinckley, LE10

NO LONGER ADVERTISED






Marketed from 11 Jul 2024 to 11 Oct 2024 (91 days) by Howkins & Harrison LLP, Atherstone

+ Add to report

# 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: **5 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.

