

...

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Watersmeet, Retford, DN2

211083914

(www.letproperty.co.uk





Property Description

Our latest listing is in Watersmeet, Retford, DN2

Get instant cash flow of £625 per calendar month with a 8.7% Gross Yield for investors.

This property has a potential to rent for £541 which would provide the investor a Gross Yield of 7.5% 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...

LETPR®PERTY





Watersmeet, Retford, DN2

211083914

1 bedroom 1 bathroom Good Condition Spacious Lounge

Factor Fees: £92.90 per month Ground Rent: leasehold Lease Length: leasehold Current Rent: £625 Market Rent: £541

Property Key Features













Bedrooms









Bathroom

















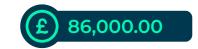






Figures based on assumed purchase price of £86,000 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



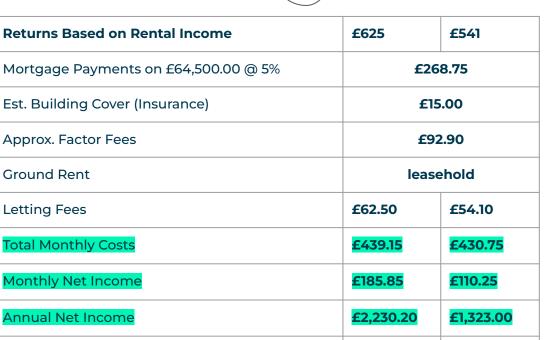
25% Deposit	£21,500.00
SDLT Charge	£2,580
Legal Fees	£1,000.00
Total Investment	£25,080.00

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 £625 per calendar month but the potential market rent is \bigcirc

Net Return



541

5.28%

8.89%

Return Stress Test Analysis Report





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

Annual Net Income **£241.00** Adjusted To

Net Return 0.96%

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

Annual Net Income **£33.00** Adjusted To

Net Return 0.13%

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 £90,000.



£90,000

£80,000

2 bedroom flat for sale

Mill Bridge Close, Retford, Nottinghamshire, DN22

CURRENTLY ADVERTISED SOLD STC

Marketed from 23 May 2024 by Your Move, Doncaster



1 bedroom ground floor flat for sale

Mill Bridge Close, Retford

CURRENTLY ADVERTISED SOLD STC

Marketed from 4 Jul 2024 by Brown & Co, Retford

-	Add to report
+	Add to report

+ Add to report

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm





1 bedroom apartment

Victoria Road, Retford

CURRENTLY ADVERTISED

Marketed from 30 Oct 2024 by Brown & Co, Retford



£650 pcm

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

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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





www.letproperty.co.uk

Watersmeet, Retford, DN2

211083914

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.

