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LET PROPERTY PACK

INVESTMENT INFORMATION

Watersmeet, Retford, DN22

211084020

(www.letproperty.co.uk





Property Description

Our latest listing is in Watersmeet, Retford, DN22

Get instant cash flow of £595 per calendar month with a 8.3% Gross Yield for investors.

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...





Watersmeet, Retford, DN22

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1 bedrooms 1 bathroom Good Condition

Property Key Features

Spacious Lounge

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Factor Fees: £1,120 per year Ground Rent: Leasehold Lease Length: Leasehold Current Rent: £595













Bedrooms





Bathroom





Exterior



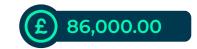






Figures based on assumed purchase price of £86,000 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

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.

Returns Based on Rental Income	£595
Mortgage Payments on £64,500.00 @ 5%	£268.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1,120 per year
Ground Rent	Leasehold
Letting Fees	£59.50
Total Monthly Costs	£436.55
Monthly Net Income	£158.45
Annual Net Income	£1,901.40
Net Return	7.58%

LETPR@PERTY

Return Stress Test Analysis Report





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

Annual Net Income **£1,635.40** Adjusted To

Net Return 6.52%

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

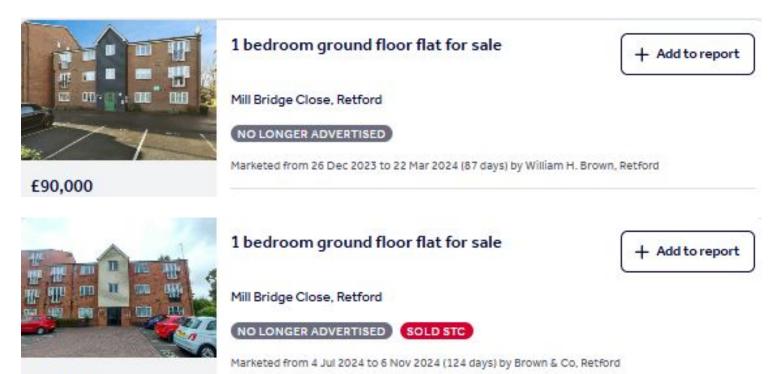
Annual Net Income **£1,745.40** Adjusted To

Net Return 6.96%

Sale Comparables Report

LET/PROPERTY

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.



£80,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.





£625 pcm

- 1 bedroom apartment
- 17, Mill Bridge Close Retford, DN22 6FE

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Sep 2024 to 11 Oct 2024 (30 days) by Burgin Atkinson, Retford





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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years +





www.letproperty.co.uk

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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.

