

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Samuel Street, Preston,  
PR1

212068646

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





## Property Description

Our latest listing is in Samuel Street, Preston, PR1

Get instant cash flow of **£624** per calendar month with a **13.6%** Gross Yield for investors.

**With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.**

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



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## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Room**

**Large Kitchen**

**Factor Fees: £267**

**Ground Rent: £10 per annum**

**Lease Length: 80 years**

**Current Rent: £624**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 55,000.00

25% Deposit	£13,750.00
SDLT Charge	£1,650
Legal Fees	£1,000.00
Total Investment	£16,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £624 per calendar month.

<b>Returns Based on Rental Income</b>	<b>£624</b>
Mortgage Payments on £41,250.00 @ 5%	<b>£171.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£266.67</b>
Ground Rent	<b>£0.83</b>
Letting Fees	<b>£62.40</b>
<b>Total Monthly Costs</b>	<b>£516.78</b>
<b>Monthly Net Income</b>	<b>£107.23</b>
<b>Annual Net Income</b>	<b>£1,286.70</b>
<b>Net Return</b>	<b>7.85%</b>

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 Adjusted To **-£5,452.50**

Net Return **-33.25%**

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

Annual Net Income Adjusted To **-£6,267.54**

Net Return **-38.22%**

# 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 £70,000.



£70,000

## 3 bedroom apartment for sale

+ Add to report

Samuel Street, Preston, Lancashire

NO LONGER ADVERTISED

Marketed from 3 Mar 2022 to 23 Jun 2022 (111 days) by Click estate Agents, Preston



£57,500

## 3 bedroom flat for sale

+ Add to report

Samuel Street, Preston, PR1

NO LONGER ADVERTISED

Marketed from 24 Oct 2022 to 25 Apr 2023 (182 days) by Strike, Nationwide

# 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

## 3 bedroom flat

The Exchange, Percy Street, Preston

CURRENTLY ADVERTISED

LET AGREED

Marketed from 14 Oct 2024 by HG Premier Lettings, Preston

+ Add to report



£1,800 pcm

## 3 bedroom flat

The Exchange, Percy Street, Preston

CURRENTLY ADVERTISED






Marketed from 16 Sep 2024 by HG Premier Lettings, Preston

+ 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**
-  Current term of tenancy: **4 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  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.



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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.



**LETPROPERTY**