

LET PROPERTY PACK

INVESTMENT INFORMATION

The Tything, Worcester,
WR1 1JL

205491956

 www.letproperty.co.uk





Property Description

Our latest listing is in The Tything, Worcester, WR1 1JL

Get instant cash flow of **£950** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,150

Lounge



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£6,570
Legal Fees	£1,000.00
Total Investment	£62,320.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,150



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	£950	£1,150
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£794.38	£814.38
Monthly Net Income	£155.63	£335.63
Annual Net Income	£1,867.50	£4,027.50
Net Return	3.00%	6.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,727.50**
Adjusted To

Net Return **2.77%**

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



Annual Net Income **£742.50**
Adjusted To

Net Return **1.19%**

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 £225,000.

 <p>£225,000</p>	<p>2 bedroom end of terrace house for sale + Add to report</p> <p>Old Street, Upton upon Severn, Worcester</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 18 Jul 2023 to 9 Jan 2024 (175 days) by Allan Morris, Malvern</p> <hr/> <p>CHARMING GRADE II LISTED COTTAGE CENTRAL TOWN CENTRE LOCATION WALKING DISTANCE TO FACILITIES ...</p>
 <p>£220,000</p>	<p>2 bedroom end of terrace house for sale + Add to report</p> <p>Oaklands, Worcester, Worcestershire, WR5</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 16 Apr 2024 to 10 Jul 2024 (85 days) by Nicol & Co, Worcester</p> <hr/> <p>End Of Terrace Two Bedrooms Driveway Parking No Onward Chain Two Reception Rooms Privat...</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1200 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

Blackwell Mews, Northfield, Birmingham

NO LONGER ADVERTISED LET AGREED

Marketed from 1 Jul 2024 to 19 Aug 2024 (48 days) by Rice Chamberlains LLP, Moseley

NEW BUILD | AVAILABLE NOW | TWO BEDROOMS | DRIVEWAY | EN-SUITE BATHROOM | GREAT LOCATION | MUST V...

+ Add to report

£1,200 pcm



2 bedroom end of terrace house

Conbridge Close, Copcut, Droitwich Spa, Worcestershire, WR9

NO LONGER ADVERTISED LET AGREED

Marketed from 7 Mar 2023 to 13 Aug 2024 (524 days) by Leaders Lettings, Worcester

Popular New Build Development | On the Copcut Estate, Droitwich Spa | Immaculate 2-Bedroom House ...

+ Add to report

£1,195 pcm


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: **TBC**

 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.



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