

...

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

The Tything, Worcester, WRI IJL

205491956

🌐 www.letproperty.co.uk 🤇





Property Description

Our latest listing is in The Tything, Worcester, WRI 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...

LETPR®PERTY





The Tything, Worcester, WRI IJL

205491956

2 bedroomsFactor1 bathroomGroundWell Maintained PropertyLease LEasy Access to Local AmenitiesCurrent

Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £950 Market Rent: £1,150 Lounge





Exterior



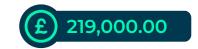






Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



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

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 £950 per calendar month but the potential market rent is

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	ТВС	
Ground Rent	Freehold	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£794.38	<mark>£814.38</mark>
Monthly Net Income	£155.63	£335.63
Annual Net Income	£1,867.50	£4,027.50
Net Return	3.00%	<mark>6.46%</mark>

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.





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	+ Add to report
7	Blackwell Mews, Northfield, Birmingham	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 1 Jul 2024 to 19 Aug 2024 (48 days) by Rice Chamberlain	s LLP, Moseley
£1,200 pcm	NEW BUILD AVAILABLE NOW TWO BEDROOMS DRIVAWAY EN-SUI LOCATION MUST V	TE BATHROOM GREAT

	2 bedroom end of terrace house	+ Add to report	
	Conbridge Close, Copcut, Droitwich Spa, Worcestershire, WR9		
2.43 D.T.	NO LONGER ADVERTISED LET AGREED		
£1,195 pcm	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 Imm	aculate 2-Bedroom House	

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: TBC





www.letproperty.co.uk

The Tything, Worcester, WR1 1JL

205491956

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.

