

LET PROPERTY PACK

INVESTMENT INFORMATION

The Cross, Worcester, WR1
3PZ

205492216

 www.letproperty.co.uk





Property Description

Our latest listing is in The Cross, Worcester, WR1 3PZ

Get instant cash flow of **£2,500** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£3,200** which would provide the investor a Gross Yield of **6.1%** 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...



The Cross, Worcester, WR1
3PZ

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Property Key Features

6 bedrooms

2 bathrooms

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,500

Market Rent: £3,200

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £632,000.00 and borrowing of £474,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 632,000.00

25% Deposit	£158,000.00
SDLT Charge	£38,060
Legal Fees	£1,000.00
Total Investment	£197,060.00

Projected Investment Return



The monthly rent of this property is currently set at £2,500 per calendar month but the potential market rent is

£ 3,200



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	£2,500	£3,200
Mortgage Payments on £474,000.00 @ 5%	£1,975.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£250.00	£320.00
Total Monthly Costs	£2,240.00	£2,310.00
Monthly Net Income	£260.00	£890.00
Annual Net Income	£3,120.00	£10,680.00
Net Return	1.58%	5.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,280.00**
Adjusted To

Net Return **2.17%**

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


Annual Net Income **£1,200.00**
Adjusted To

Net Return **0.61%**

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 £695,000.



5 bedroom terraced house for sale [+ Add to report](#)

16, New Street, Worcester, United Kingdom, WR1 2DP

NO LONGER ADVERTISED

Marketed from 21 Jul 2023 to 4 Jan 2024 (166 days) by Christie & Co, Hotels

Rarely Available Investment Opportunity | Prominent City Centre Location | Self Check-in Hotel, A...

£695,000



6 bedroom block of apartments for sale [+ Add to report](#)

Foregate St, Worcester, WR1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Jul 2022 to 12 Dec 2023 (507 days) by The Online Property Agency, Birmingham

Retail Unit & 6 Studios - Investment Property | Fully Let Investment - Mixed Residential & Commer...

£699,950

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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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