

LET PROPERTY PACK

INVESTMENT INFORMATION

The Tything, Worcester,
WR1 1JL

205490836

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£4,800** per calendar month with a **8.7%** Gross Yield for investors.

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

6 bedrooms

3 bathrooms

Spacious Kitchen

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £4,800

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £661,000.00 and borrowing of £495,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 661,000.00

25% Deposit	£165,250.00
SDLT Charge	£40,380
Legal Fees	£1,000.00
Total Investment	£206,630.00

Projected Investment Return



The monthly rent of this property is currently set at £4,800 per calendar month.



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	£4,800
Mortgage Payments on £495,750.00 @ 5%	£2,065.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£480.00
Total Monthly Costs	£2,560.63
Monthly Net Income	£2,239.38
Annual Net Income	£26,872.50
Net Return	13.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£17,272.50**
Adjusted To

Net Return **8.36%**

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

Annual Net Income **£16,957.50**
Adjusted To

Net Return **8.21%**

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 £750,000.



£750,000

10 bedroom terraced house for sale

Upper Tything, The Tything

+ Add to report

NO LONGER ADVERTISED

The Tything | Projected Annual Rental Income £75,660PA | Mixed Use of HMO and Commercial | 10 En-...

Marketed from 30 Nov 2020 to 29 Sep 2021 (303 days) by Platinum Property Agents, Worcestershire



Floorplan



£695,000

5 bedroom terraced house for sale

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

+ Add to report

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...

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: **5 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.



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