

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shepperton Close,  
Chatham, ME5

213501347

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





## Property Description

Our latest listing is in Shepperton Close, Chatham, ME5

Get instant cash flow of **£550** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



LET PROPERTY



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## Property Key Features

1 bedroom

1 bathroom

Parking Space Available

Good Condition

Factor Fees: £106 per month

Ground Rent: TBC

Lease Length: 945 years

Current Rent: £550

Market Rent: £750

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



## ASSUMED PURCHASE PRICE

£ 99,000.00

25% Deposit	£24,750.00
SDLT Charge	£2,970
Legal Fees	£1,000.00
Total Investment	£28,720.00

Figures based on assumed purchase price of £99,000.00 and borrowing of £74,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



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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 £550 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£550	£750
Mortgage Payments on £74,250.00 @ 5%	£309.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£106 PM	
Ground Rent	TBC	
Letting Fees	£55.00	£75.00
Total Monthly Costs	£379.38	£399.38
Monthly Net Income	£170.63	£350.63
Annual Net Income	£2,047.50	£4,207.50
Net Return	7.13%	14.65%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£2,707.50</b>
Adjusted To	
Net Return	<b>9.43%</b>

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

Annual Net Income	<b>£2,722.50</b>
Adjusted To	
Net Return	<b>9.48%</b>

# 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 £175,000.



£175,000

## 1 bedroom flat for sale

+ Add to report

Shepperton Close, Chatham, Kent, ME5

NO LONGER ADVERTISED SOLD STC

Marketed from 16 Mar 2021 to 14 Jun 2021 (90 days) by Your Move, Walderslade



£164,000

## 1 bedroom maisonette for sale

+ Add to report

Shepperton Close, Chatham, Kent, ME5

NO LONGER ADVERTISED SOLD STC

Marketed from 18 Nov 2021 to 26 Aug 2022 (280 days) by Phoenix Property Services, Gillingham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

Studio flat

Shepperton Close, Walderslade, ME5

+ Add to report

NO LONGER ADVERTISED

Marketed from 3 Apr 2023 to 10 Apr 2023 (7 days) by OpenRent, London



REF ID: 2305978

£875 pcm

Studio flat

Shepperton Close, Chatham, ME5

+ Add to report

NO LONGER ADVERTISED

Marketed from 25 Nov 2024 to 3 Dec 2024 (7 days) by OpenRent, London

# 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.



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