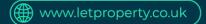


LET PROPERTY PACK

INVESTMENT INFORMATION

Park Place, Wembley, HA9

212347256









Property Description

Our latest listing is in Park Place, Wembley, HA9

This property has a potential to rent for £2,400 which would provide the investor a Gross Yield of 4.5% if the rent was increased to market rate.

A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Park Place, Wembley, HA9



3 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: VACANT

Market Rent: £2,400

212347256

Kitchen









Bedrooms



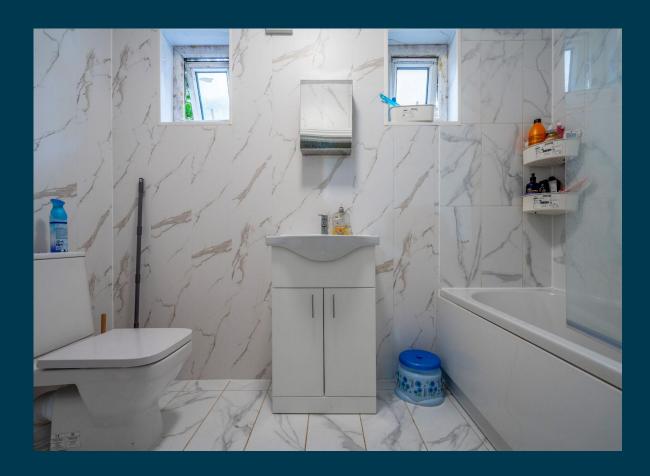






Bathroom





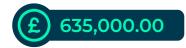
Initial Outlay





Figures based on assumed purchase price of £635,000.00 and borrowing of £476,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit £158,750.00

SDLT Charge £38,300

Legal Fees £1,000.00

Total Investment £198,050.00

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 £0 per calendar month but the potential market rent is



Returns Based on Rental Income	£2,400
Mortgage Payments on £476,250.00 @ 5%	£1,984.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	freehold
Letting Fees	£240.00
Total Monthly Costs	£2,239.38
Monthly Net Income	£160.63
Annual Net Income	£1,927.50
Net Return	0.97%

Return Stress Test Analysis Report





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

Annual Net Income

-£2,872.50

Adjusted To

Net Return

-1.45%

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

Annual Net Income

-£7,597.50

Adjusted To

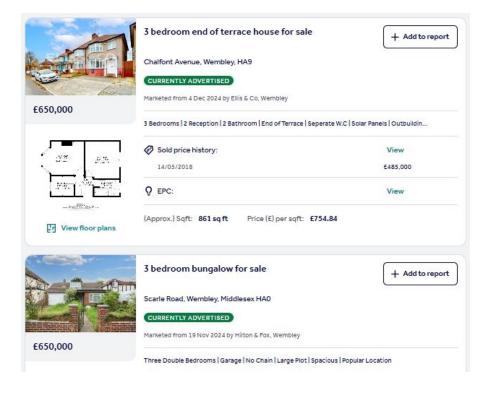
Net Return

-3.84%

Sale Comparables Report



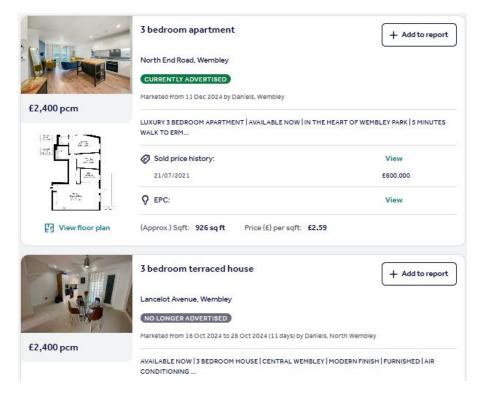
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £650,000.00.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400 based on the analysis carried out by our letting team at **Let Property Management**.



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: N/A



Current term of tenancy: Vacant



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**

Park Place, Wembley, HA9



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.