

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Canonmoor Street,  
Hereford, HR4

212766137

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





## Property Description

Our latest listing is in Canonmoor Street, Hereford, HR4.

Get instant cash flow of **£875** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**2 bedrooms**

**1 bathrooms**

**Rear Garden Space**

**Well Maintained Property**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £875**

**Market Rent: £1,200**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 218,000.00

25% Deposit	£54,500.00
SDLT Charge	£6,540
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£62,040.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 1,200



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	£875	£1,200
Mortgage Payments on £163,500.00 @ 5%	£681.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£87.50	£120.00
<b>Total Monthly Costs</b>	<b>£783.75</b>	<b>£816.25</b>
<b>Monthly Net Income</b>	<b>£91.25</b>	<b>£383.75</b>
<b>Annual Net Income</b>	<b>£1,095.00</b>	<b>£4,605.00</b>
<b>Net Return</b>	<b>1.76%</b>	<b>7.42%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,205.00**  
Adjusted To

Net Return                      **3.55%**

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


Annual Net Income      **£1,335.00**  
Adjusted To

Net Return                      **2.15%**

# 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 £220,000.



**3 bedroom terraced house for sale**


Canonmoor Street, Hereford

**NO LONGER ADVERTISED**

Marketed from 6 Feb 2023 to 13 Jun 2023 (126 days) by Jackson Property, Hereford

**£220,000**

[+ Add to report](#)



**2 bedroom terraced house for sale**

Canonmoor Street, Hereford, HR4 9JJ

**NO LONGER ADVERTISED**

Marketed from 8 Nov 2022 to 10 Jul 2023 (243 days) by Glasshouse Estates and Properties LLP, Hereford

**£210,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 4 bedroom town house

Victoria Court, Hereford, HR4

NO LONGER ADVERTISED

Marketed from 30 Sep 2024 to 14 Oct 2024 (14 days) by Northwood, Herefordshire & Shropshire

+ Add to report



£1,100 pcm

## 3 bedroom terraced house

Moor Street, Hereford, HR4

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Aug 2024 to 23 Sep 2024 (45 days) by Belvoir, Hereford

+ Add to report




# 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.



Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

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

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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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