

LET PROPERTY PACK

INVESTMENT INFORMATION

Broad Street, Northampton, NN1

212727715











Property Description

Our latest listing is in Broad Street, Northampton, NN1

Get instant cash flow of £900 per calendar month with a 6.8% Gross Yield for investors.

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...







Broad Street, Northampton, NN1



2 bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £340 monthly

Ground Rent: £125 quarterly

Lease Length: 85 yrs

Current Rent: £900

212727715

Lounge









Kitchen









Bedrooms









Bathroom









Initial Outlay





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£40,000.00**

SDLT Charge £4,800

Legal Fees £1,000.00

Total Investment £45,800.00

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 £900 per calendar month.

Returns Based on Rental Income	£900
Mortgage Payments on £120,000.00 @ 5%	£500.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£340.00
Ground Rent	£41.67
Letting Fees	£90.00
Total Monthly Costs	£986.67
Monthly Net Income	-£86.67
Annual Net Income	-£1,040.04
Net Return	-2.27 %

Return Stress Test Analysis Report





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

Annual Net Income

-£2,840.04

Adjusted To

Net Return

-6.20%

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

Annual Net Income

-£2,940.00

Adjusted To

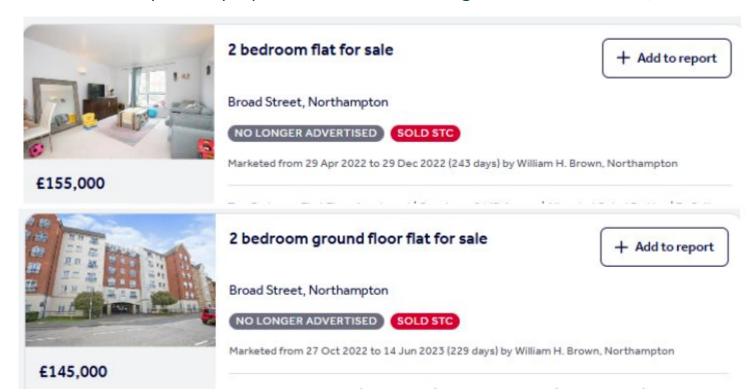
Net Return

-6.42%

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 £155,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property**Management.



2 bedroom flat

+ Add to report

Broad Street, Northampton, Northamptonshire, NN1

NO LONGER ADVERTISED

Marketed from 9 Aug 2024 to 13 Sep 2024 (35 days) by LAND ROYALE PROPERTIES, London

£1,450 pcm

£1,000 pcm



2 bedroom apartment

+ Add to report

Broad Street, Alpha House Broad Street, NN1

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jul 2024 to 3 Sep 2024 (56 days) by Towcester Homes, Towcester

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.





Interested in this property investment?

Call us on **0141 478 0985**



Broad Street, Northampton, NN1



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.