

LET PROPERTY PACK

INVESTMENT INFORMATION

Tye Road, Ipswich IP3

213584796

 www.letproperty.co.uk





Property Description

Our latest listing is in Tye Road, Ipswich IP3

Get instant cash flow of **£850** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Tye Road, Ipswich IP3

213584796



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge and Kitchen

Good Condition

Factor Fees: £150.00

Ground Rent: £62.50

Lease Length: 108 years

Current Rent: £850

Market Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000

25% Deposit	£38,750.00
SDLT Charge	4650
Legal Fees	£1,000.00
Total Investment	£44,400.00

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 £850 per calendar month but the potential market rent is

£ 875

Returns Based on Rental Income	£850	£875
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£62.50	
Letting Fees	£85.00	£87.50
Total Monthly Costs	£796.88	£799.38
Monthly Net Income	£53	£76
Annual Net Income	£638	£908
Net Return	1.44%	2.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£843**
Adjusted To

Net Return **-1.90%**

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

Annual Net Income **-£668**
Adjusted To

Net Return **-1.50%**

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 £150,000.



£150,000

2 bedroom maisonette for sale

+ Add to report

Tye Road, Ipswich

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jun 2022 to 24 May 2023 (337 days) by Connells, Ipswich



£125,000

2 bedroom apartment for sale

+ Add to report

Tye Road, IP3

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Jul 2024 by Beagle Property, Ipswich

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom apartment

+ Add to report

Tye Road, Ipswich, Suffolk, IP3

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2018 to 24 Jun 2024 (2048 days) by Home From Home, Ipswich



£750 pcm

2 bedroom apartment

+ Add to report

Tye Road, Ipswich

NO LONGER ADVERTISED






LET AGREED

Marketed from 17 Jan 2023 to 20 Feb 2023 (33 days) by Riverdale Estates Ltd, Ipswich

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: **1 year**
-  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.



Tye Road, Ipswich IP3

213584796

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.



LETPROPERTY