

LET PROPERTY PACK

INVESTMENT INFORMATION

Lorne Park Road,
Bournemouth, BH1

217687913

 www.letproperty.co.uk





Property Description

Our latest listing is in Lorne Park Road, Bournemouth, BH1

Get instant cash flow of **£750** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.9%** 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...



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Bournemouth, BH1

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Property Key Features

Studio Flat

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 117 years

Current Rent: £750

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 850

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£750	£850
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£85.00
Total Monthly Costs	£411.88	£421.88
Monthly Net Income	£338.13	£428.13
Annual Net Income	£4,057.50	£5,137.50
Net Return	12.72%	16.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,437.50**
Adjusted To

Net Return **10.78%**

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

Annual Net Income **£3,592.50**
Adjusted To

Net Return **11.26%**

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 £115,000.



£115,000

Studio flat for sale

26 Lorne Park Road, Bournemouth, BH1

NO LONGER ADVERTISED

Marketed from 9 Jul 2022 to 21 Jul 2023 (377 days) by Purplebricks, covering Bournemouth

+ Add to report



£100,000

Studio flat for sale

Lorne Park Mansions, Lorne Park Road, Bournemouth, Dorset, BH1

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jun 2023 to 22 Oct 2024 (504 days) by House & Son, Bournemouth

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

Studio flat

+ Add to report

Lorne Park Mansions, Bournemouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Feb 2025 to 7 Apr 2025 (48 days) by Austin & Wyatt Lettings, Bournemouth



£800 pcm

Studio flat

+ Add to report

Lorne Park Road, Town Centre

NO LONGER ADVERTISED

Marketed from 30 Aug 2024 to 4 Sep 2024 (4 days) by Homes & Steeple, Bournemouth

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.



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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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