

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Worthington Street,  
Whitchurch, SY13 1PW

219461760

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





## Property Description

Our latest listing is in Worthington Street, Whitchurch, SY13 1PW

Get instant cash flow of **£750** per calendar month with a **6.52%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.7%** 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**

**2 Receptions**

**1 Bathroom**

**On-street Parking**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £750**

**Market Rent: £1,000**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £159,000.00 and borrowing of £119,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 159,000.00

25% Deposit	£39,750.00
SDLT Charge	£8,630
Legal Fees	£1,000.00
Total Investment	£49,380.00



# Projected Investment Return



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

£ 1,000



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



Returns Based on Rental Income	£750	£1,000
Mortgage Payments on £119,250.00 @ 5%	£496.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£100.00
Total Monthly Costs	£586.88	£611.88
Monthly Net Income	£163.13	£388.13
Annual Net Income	£1,957.50	£4,657.50
Net Return	3.96%	9.43%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,657.50**  
Adjusted To

Net Return                      **5.38%**

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

Annual Net Income      **£2,272.50**  
Adjusted To

Net Return                      **4.60%**

# 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 £160,000.



£160,000

## 2 bedroom end of terrace house for sale

James Hall Street, Nantwich, Cheshire, CW5

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jan 2024 to 3 Sep 2024 (216 days) by Whitegates, Nantwich

A superb garden fronted terraced home | Huge of amount of potential for refurbishment & enhanceme...

+ Add to report



£159,950

## 2 bedroom end of terrace house for sale

Pratchetts Row, Nantwich, Cheshire

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Nov 2023 by Wright Marshall Estate Agents, Nantwich

Charming End Terrace Cottage | Deceptive Interiors | Two Bedrooms / Convenient Town Location | Re...

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 2 bedroom end of terrace house

+ Add to report

9 Guinea Close, Hookgate, Market Drayton, Staffordshire, TF9 4FT

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Nov 2024 to 10 Jan 2025 (45 days) by Mannleys Sales & Lettings, Telford

Impeccable new terraced house | Two double bedrooms | Lovely kitchen with modern appliances | Wel...



£1,050 pcm

## 2 bedroom end of terrace house

+ Add to report

London Road, Knighton, TF9

CURRENTLY ADVERTISED

Marketed from 21 Jul 2025 by James Du Pavey, Eccleshall

A charming cottage in Knighton with NO UPWARD CHAIN, recently undergone renovations to make it mo...



# 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: **2 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.



**LETPROPERTY**