

LET PROPERTY PACK

INVESTMENT INFORMATION

Zinzan Street, Reading, RG1

221969542











Property Description

Our latest listing is in Zinzan Street, Reading, RG1

Get instant cash flow of £5,015 per calendar month with a 7.5% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Zinzan Street, Reading, RG1



5 bedrooms

5 bathrooms

Well-Equipped Kitchens

Spacious Lounges

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,015

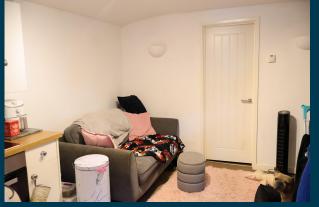
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Lounge









Kitchen



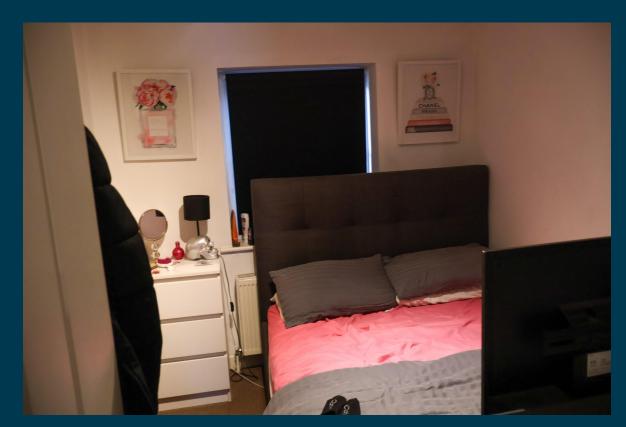






Bedrooms









Bathroom









Exterior









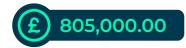
Initial Outlay





Figures based on assumed purchase price of £805,000.00 and borrowing of £603,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£201,250.00**

SDLT Charge £70,500

Legal Fees £1,000.00

Total Investment £272,750.00

Projected Investment Return



£5,015

£2,515.63

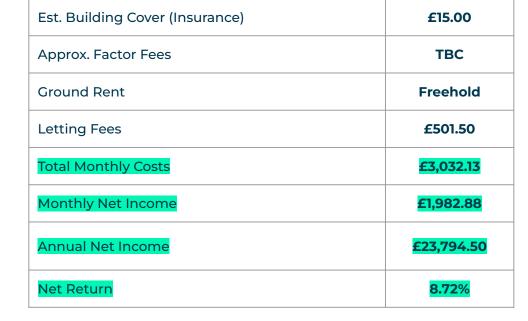
The monthly rent of this property is currently set at £5,015 per calendar month.

Returns Based on Rental Income

Mortgage Payments on £603,750.00 @ 5%



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



Return Stress Test Analysis Report





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

Annual Net Income

£13,764.50

Adjusted To

Net Return

5.05%

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

Annual Net Income

£11,719.50

Adjusted To

Net Return

4.30%

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 £800,000.



5 bedroom town house for sale



Champlain Street, Reading, Berkshire, RG2

NO LONGER ADVERTISED

Marketed from 28 Aug 2025 to 17 Sep 2025 (19 days) by Prospect Estate Agency, Reading

£800,000



5 bedroom terraced house for sale

Waylen Street, Reading, Berkshire, RG1

CURRENTLY ADVERTISED

Marketed from 6 Oct 2025 by Let Property Sales & Management, Glasgow

£780,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,250 based on the analysis carried out by our letting team at **Let Property Management**.





£5,250 pcm

5 bedroom detached house

+ Add to report

Grange Walk, Littlewick Green, Maidenhead, Berkshire, SL6

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Sep 2025 to 14 Oct 2025 (34 days) by Prospect Estate Agency, Maidenhead

Current Tenant Profile



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: **Moved** within the last two 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**



Zinzan Street, Reading, RG1



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.