

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Zinzan Street, Reading,  
RG1

221969542

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





## 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

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## Property Key Features

**5 bedrooms**

**5 bathrooms**

**Well-Equipped Kitchens**

**Spacious Lounges**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £5,015**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 805,000.00

25% Deposit	£201,250.00
SDLT Charge	£70,500
Legal Fees	£1,000.00
Total Investment	£272,750.00

# Projected Investment Return



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



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



Returns Based on Rental Income	£5,015
Mortgage Payments on £603,750.00 @ 5%	£2,515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£501.50
Total Monthly Costs	£3,032.13
Monthly Net Income	£1,982.88
Annual Net Income	£23,794.50
Net Return	8.72%

# 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.



£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

+ A



£780,000

## 5 bedroom terraced house for sale

Waylen Street, Reading, Berkshire, RG1

CURRENTLY ADVERTISED

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



# 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

White Lane, Bix, Henley-on-Thames, Oxfordshire, RG9

**CURRENTLY ADVERTISED**

Marketed from 22 Oct 2025 by Savills Lettings, Henley-On-Thames

+ Add to report



£5,250 pcm

## 5 bedroom detached house

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

+ Add to report

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved  
within the last two years**



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.



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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**