

LET PROPERTY PACK

INVESTMENT INFORMATION

Bath Road, Slough, SL1

223119761

 www.letproperty.co.uk





Property Description

Our latest listing is in Bath Road, Slough, SL1

Get instant cash flow of **£975** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,061** which would provide the investor a Gross Yield of **6.4%** 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...



Bath Road, Slough, SL1

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Property Key Features

1 bedroom

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: £266 pm

Ground Rent: £15 pm

Lease Length: 900 years

Current Rent: £975

Market Rent: £1,061

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit £50,000.00

SDLT Charge £11,500

Legal Fees £1,000.00

Total Investment £62,500.00

Projected Investment Return



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



The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is

£ 1,061

Returns Based on Rental Income	£975	£1,061
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£266.00	
Ground Rent	£15.00	
Letting Fees	£97.50	£106.10
Total Monthly Costs	£1,018.50	£1,027.10
Monthly Net Income	-£43.50	£33.90
Annual Net Income	-£522.00	£406.80
Net Return	-0.84%	0.65%

Return Stress Test Analysis Report



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

Annual Net Income **-£1,715.20**
Adjusted To

Net Return **-2.74%**

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

Annual Net Income **-£2,413.20**
Adjusted To

Net Return **-3.86%**

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 £200,000.



£200,000

1 bedroom apartment for sale

+ Add to

Adam Close, Slough

NO LONGER ADVERTISED

Marketed from 12 Mar 2020 to 22 Oct 2021 (589 days) by Connells, Slough



£200,000

2 bedroom flat for sale

+ Add

Atria House, Bath Road, Slough, Buckinghamshire, SL1 4BE

NO LONGER ADVERTISED

Marketed from 17 Nov 2020 to 10 Dec 2020 (22 days) by Auction House London, Hampstead

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

1 bedroom apartment

Atria House, 219 Bath Road, Slough, London, SL1

NO LONGER ADVERTISED

Marketed from 7 Feb 2024 to 8 Feb 2024 (1 days) by Life Residential, West London- Lettings

+ Add to report



£1,100 pcm

1 bedroom apartment

Atria House, 219 Bath Road, Slough, London, SL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2024 to 12 Nov 2024 (56 days) by Life Residential, West London- Lettings

+ 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**



Current term of tenancy: **3 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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