

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Bath Road, Slough, SL1

223119761











## **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



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**





## **Initial Outlay**





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**



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



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.



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





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



£200,000

## 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

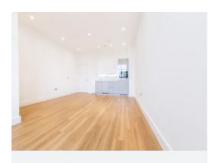
#### 1 bedroom apartment

+ Add to report

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



£1,100 pcm

#### 1 bedroom apartment

+ Add to report

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

#### **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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Bath Road, Slough, SL1



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.