

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Square, Woksop,
S80 1DX

204131299

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Square, Woksop, S80 1DX

Get instant cash flow of **£6,745** per calendar month with a **10.8%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

Commercial Business

Residential Flats

Superb Freehold Investment

Close proximity to valuable
amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

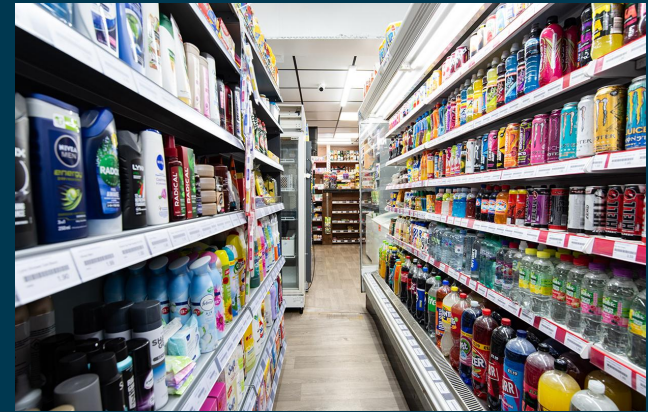
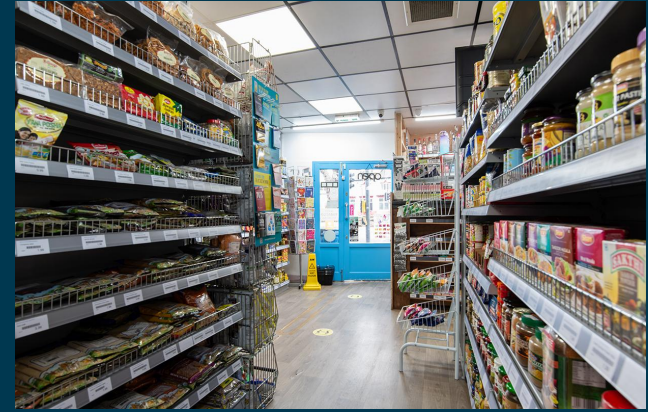
Lease Length: FREEHOLD

Current Rent: £6,745

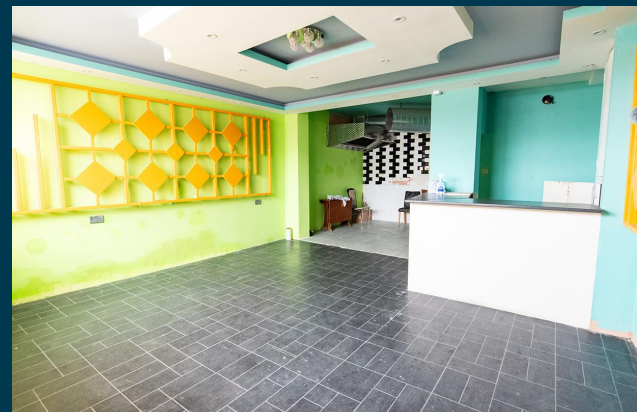
Commercial Business



Commercial Business



Commercial Business



Commercial Business



Lounge



Kitchen



Bedrooms



Bedrooms



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £750,000 and borrowing of £562,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 750,000.00

25% Deposit	£187,500.00
SDLT Charge	£47,500
Legal Fees	£1,000.00
Total Investment	£236,000.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£6,745
Mortgage Payments on £562,500.00 @ 5%	£2,343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£674.50
Total Monthly Costs	£3,033.25
Monthly Net Income	£3,711.75
Annual Net Income	£44,541
Net Return	18.87%

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: **5 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.



Victoria Square, Woksop, S80 1DX

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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