

LET PROPERTY PACK

INVESTMENT INFORMATION

Station Road, Addlestone, KT15

205540993

 www.letproperty.co.uk





Property Description

Our latest listing is in Station Road, Addlestone, KT15

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Station Road, Addlestone,
KT15

205540993



Property Key Features

2 Bedroom

1 Bathroom

Good Condition

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: TBC

Current Rent: £1,200

Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £215,000.00 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 215,000.00

| | |
|------------------|------------|
| 25% Deposit | £53,750.00 |
| SDLT Charge | £6,450 |
| Legal Fees | £1,000.00 |
| Total Investment | £61,200.00 |

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 | £1,200 |
| Mortgage Payments on £161,250.00 @ 5% | £671.88 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £120.00 |
| Total Monthly Costs | £806.88 |
| Monthly Net Income | £393.13 |
| Annual Net Income | £4,717.50 |
| Net Return | 7.71% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,317.50**
Adjusted To

Net Return **3.79%**

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

Annual Net Income **£1,492.50**
Adjusted To

Net Return **2.44%**

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 £225,000.



£225,000



2 bedroom apartment for sale
Station Road, Addlestone, Surrey, KT15

+ Add to report

NO LONGER ADVERTISED

Town centre location | No onward chain | Ideal first buy or investment | Close to Addlestone Trai...

| SOLD PRICE HISTORY | |
|--------------------|----------|
| 13 Oct 2017 | £218,000 |
| 12 Apr 2002 | £82,000 |

Marketed from 3 Jul 2023 to 10 Jul 2023 (7 days) by Stirling Ackroyd, Addlestone



£225,000



2 bedroom apartment for sale
Pitson Close, Addlestone, Surrey, KT15

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Ground floor flat | Over 60's development | Communal gardens | Communal building | No onward chain

| SOLD PRICE HISTORY | |
|--------------------|----------|
| 28 Jul 2023 | £220,000 |
| 6 Dec 2017 | £240,000 |

Marketed from 22 Nov 2022 to 12 Jul 2023 (232 days) by Stirling Ackroyd, Addlestone

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

2 bedroom flat

Station Road, Addlestone, KT15

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 837199

Marketed from 14 Oct 2021 to 25 Oct 2021 (10 days) by OpenRent, London



£1,400 pcm

2 bedroom flat

Station Road, Addlestone, KT15

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 524720

Marketed from 19 Sep 2023 to 3 Oct 2023 (13 days) by OpenRent, London

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: **NO**

 Standard Tenancy Agreement In Place: **YES**

 Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **2 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?

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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