

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Station Road Addlestone, KT15 2AT

205529710











#### **Property Description**

Our latest listing is in Station Road Addlestone, KT15 2AT

Get instant cash flow of £3,000 per calendar month with a 7.3% Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Station Road Addlestone, KT15 2AT



**Commercial Business** 

**Bathroom Facilities** 

**Large Primary Business Area** 

Close proximity to valuable amenities

Factor Fees: £0.00

**Ground Rent: TBC** 

Lease Length: TBC

Current Rent: £3,000

20552971C

## **Commercial Business**









## **Commercial Business**









## **Bathroom**







## **Exterior**





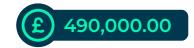
#### **Initial Outlay**





Figures based on assumed purchase price of £490,000.00 and borrowing of £367,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£122,500.00** 

SDLT Charge £26,700

Legal Fees £1,000.00

Total Investment £150,200.00

#### **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	£3,000
Mortgage Payments on £367,500.00 @ 5%	£1,531.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	ТВС
Letting Fees	£300.00
Total Monthly Costs	£1,846.25
Monthly Net Income	£1,153.75
Annual Net Income	£13,845.00
Net Return	9.22%

#### Return Stress Test Analysis Report





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

Annual Net Income

-£18,555.00

Adjusted To

Net Return

-12.35%

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

Annual Net Income

-£25,905.00

Adjusted To

Net Return

**-17.25**%

#### **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



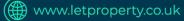
Fully compliant tenancy: Yes

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.







# Interested in this property investment?

Make an offer or book a viewing

Call us on 0141 478 0985

Station Road Addlestone, KT15 2AT



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.