

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gallagher Road Bedworth,  
CV1

204551855

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Gallagher Road  
Bedworth, CV1

Get instant cash flow of **£1,100** per calendar  
month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,400**  
which would provide the investor a Gross Yield  
of **7.0%** 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...



Gallagher Road  
Bedworth, CV1

204551855



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Garden Space**

**Driveway**

**Factor Fees: £0.00**

**Ground Rent: Free Hold**

**Lease Length: Free Hold**

**Current Rent: £1,100**

**Market Rent: £1,400**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £240,000.00 and borrowing of £180,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 240,000

25% Deposit	£60,000.00
SDLT Charge	7200
Legal Fees	£1,000.00
Total Investment	£68,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£1,400

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	£1,100	£1,400
Mortgage Payments on £180,000.00 @ 5%	<b>£750.00</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>Free Hold</b>	
Letting Fees	<b>£110.00</b>	<b>£140.00</b>
<b>Total Monthly Costs</b>	<b>£875.00</b>	<b>£905.00</b>
<b>Monthly Net Income</b>	<b>£225</b>	<b>£495</b>
<b>Annual Net Income</b>	<b>£2,700</b>	<b>£5,940</b>
<b>Net Return</b>	<b>3.96%</b>	<b>8.71%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,140**  
Adjusted To

Net Return                      **4.60%**

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

Annual Net Income      **£2,340**  
Adjusted To

Net Return                      **3.43%**

# 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 £240,000.



£240,000

## 3 bedroom semi-detached house for sale

Gallagher Road, Bedworth, Warwickshire, CV12

+ Add to report

CURRENTLY ADVERTISED

Semi Detached House | Three Bedrooms | Lounge/Dining Room | Kitchen | Driveway and Garage | Encl...

SOLD PRICE HISTORY



£240,000

## 3 bedroom semi-detached house for sale

Newtown Road, Bedworth, Warwickshire, CV12

+ Add to report

CURRENTLY ADVERTISED SOLD STC

3 Bedrooms | Lounge | Dining Area | Kitchen Area | Inner Lobby | Family Room | Family Bathroom | ...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

## 3 bedroom semi-detached house

Bedworth, Warwickshire, CV12

+ Add to report

NO LONGER ADVERTISED LET AGREED

\*\*\* CLOSE TO SCHOOLS AND JUST OFF AMBLESIDE ROAD \*\*\* This well presented three bedroom unfurnishe...

Marketed from 8 Apr 2024 to 16 Apr 2024 (8 days) by Your Move, Bedworth



£1,100 pcm

## 3 bedroom semi-detached house

Didsbury Road, Exhall, Coventry, Warwickshire, CV7

+ Add to report

NO LONGER ADVERTISED LET AGREED

\*\*\*ZERO DEPOSIT OPTION AVAILABLE\*\*\* Not to be missed is this well presented three bedroom semi-de...

SOLD PRICE HISTORY

# 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: **2 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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204551855

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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