

LET PROPERTY PACK

INVESTMENT INFORMATION

Shaw Lane, Glossop, SK13

205137950

 www.letproperty.co.uk





Property Description

Our latest listing is in Shaw Lane, Glossop, SK13

Get instant cash flow of **£950** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **5.9%** 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...



Shaw Lane, Glossop, SK13

205137950



Property Key Features

3 Bedroom

1 Bathroom

Garden Ground Space

Spacious Rooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: TBC

Current Rent: £950

Market Rent: £1,200

Lounge



Kitchen



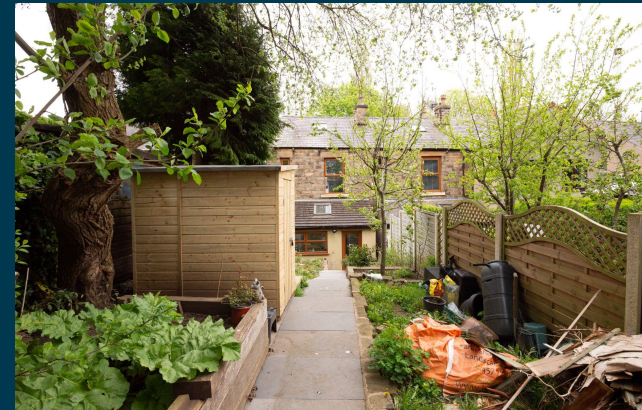
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £245,000.00 and borrowing of £183,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 245,000.00

25% Deposit	£61,250.00
SDLT Charge	£7,350
Legal Fees	£1,000.00
Total Investment	£69,600.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,200



Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £183,750.00 @ 5%	£765.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£120.00
Total Monthly Costs	£875.63	£900.63
Monthly Net Income	£74.38	£299.38
Annual Net Income	£892.50	£3,592.50
Net Return	1.28%	5.16%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,192.50**

Net Return **1.71%**

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

Annual Net Income Adjusted To **-£82.50**

Net Return **-0.12%**

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 £245,000.



£249,550

3 bedroom semi-detached house for sale

Oakfield Rd, Hadfield, SK13 2BN **FREEHOLD & NO CHAIN!**

+ Add to report

NO LONGER ADVERTISED

Lovingly Maintained Home, Beautifully Presented | Perfect for a Family Looking to Upgrade from a ...

SOLD PRICE HISTORY

17 Feb 2006	£144,000
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Marketed from 19 Dec 2022 to 27 Sep 2023 (281 days) by Simple Lettings and Sales, Glossop



£245,000

2 bedroom end of terrace house for sale

Shaw Lane, Glossop, Derbyshire, SK13

+ Add to report

CURRENTLY ADVERTISED

SIMPLY STUNNING END GARDEN-TERRACED COTTAGE | EXCELLENT GLOSSOP LOCATION CLOSE TO THE HADFIELD B...

SOLD PRICE HISTORY

19 Jul 2013	£120,000
23 Jul 1999	£35,000

Marketed from 15 Aug 2022 by Taylor & Wood Estate Agents, Hyde

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**.



£1,250 pcm

 Floorplan

3 bedroom semi-detached house

Wharncliffe Close, Hadfield, Glossop

+ Add to report

NO LONGER ADVERTISED LET AGREED

To Let is this THREE bedroom semi detached home on a lovely quiet estate in Hadfield, located clo...

Marketed from 29 Mar 2022 to 24 Apr 2022 (25 days) by Gascoigne Halman, Glossop



£1,200 pcm

3 bedroom house

Oakfield Drive, Hadfield, Glossop

+ Add to report

NO LONGER ADVERTISED LET AGREED

Semi Detached Family Home | Lounge, Fitted Kitchen, Utility & Conservatory | Three Bedrooms | Dow...

SOLD PRICE HISTORY

8 Jun 2018






£164,950

Marketed from 3 Aug 2023 to 18 Sep 2023 (45 days) by Jordan Fishwick, Glossop

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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