

LET PROPERTY PACK

INVESTMENT INFORMATION

Tanners Row, Smiths
Wharf, Wantage, OX12

204898738

 www.letproperty.co.uk





Property Description

Our latest listing is in Tanners Row, Smiths Wharf, Wantage, OX12

Get instant cash flow of **£1,150** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.3%** 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...



Tanners Row, Smiths
Wharf, Wantage, OX12

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Property Key Features

2 Bedroom

2 Bathroom

Garden Ground Space

Spacious Rooms

Factor Fees: £0.00

Ground Rent: £208.30/Year

Lease Length: 150 Years

Current Rent: £1,150

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£65,400.00

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.



The monthly rent of this property is currently set at £1,150 per calendar month but the potential market rent is

£1,400



Returns Based on Rental Income	£1,150	£1,400
Mortgage Payments on £172,500.00 @ 5%		£718.75
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£0.00
Ground Rent		£208.30
Letting Fees	£115.00	£140.00
Total Monthly Costs	£1,057.05	£1,082.05
Monthly Net Income	£92.95	£317.95
Annual Net Income	£1,115.40	£3,815.40
Net Return	1.71%	5.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,015.40**
Adjusted To

Net Return **1.55%**

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

Annual Net Income **£2,865.00**
Adjusted To

Net Return **4.38%**

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 £250,000.



£250,000

2 bedroom flat for sale

Market Place, Wantage

+ Add to report

NO LONGER ADVERTISED SOLD STC

Combining oodles of character and charm with an exceptional modern twist, this two-bedroom two-ba...

Marketed from 15 Mar 2022 to 31 Jan 2023 (321 days) by Green & Co. Wantage



£250,000

2 bedroom flat for sale

Market Place, Wantage

+ Add to report

NO LONGER ADVERTISED

Exceptionally renovated two bedroom apartment offering executive living in a professionally conve...

Marketed from 11 Aug 2020 to 17 Feb 2021 (189 days) by Green & Co. Wantage

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm



4 bedroom terraced house

Grove Street, Wantage, Oxfordshire, OX12

+ Add to report

NO LONGER ADVERTISED LET AGREED

Fully managed | Character property | Garage in a block (100yds away) | White goods included | 0.1...

SOLD PRICE HISTORY

28 Aug 2009

£210,000

Marketed from 19 Jul 2023 to 11 Sep 2023 (53 days) by Davis Tate, Wantage



£1,400 pcm

3 bedroom terraced house

Mill Street, Wantage

+ Add to report

NO LONGER ADVERTISED

Available now | Renovated with new kitchen, carpets and redecoration | Garage and parking space t...

Marketed from 17 May 2023 to 15 Jun 2023 (28 days) by Douglas and Simmons Estate Agents, Wantage

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: **Moved in within the last 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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OX12

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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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