

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Commercial Street,  
London, E1

205541784

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





## Property Description

Our latest listing is in Commercial Street, London, E1

Get instant cash flow of **£6,667** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£8,500** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Commercial Street,  
London, E1

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## Property Key Features

**8 shops**

**4 bathrooms**

**Spacious Rooms**

**Convenient Storage Available**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £6,667**

**Market Rent: £8,500**

# Lounge





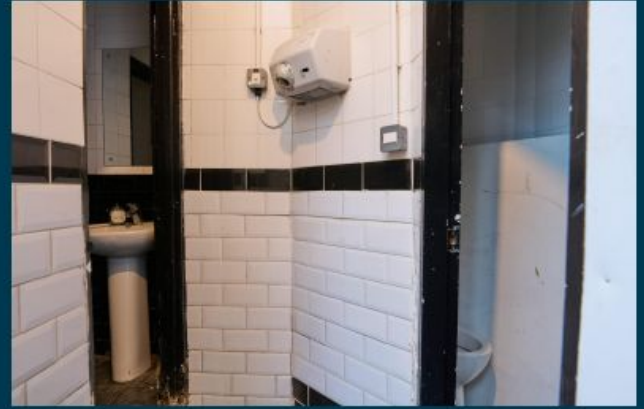
# Kitchen



# Bedrooms

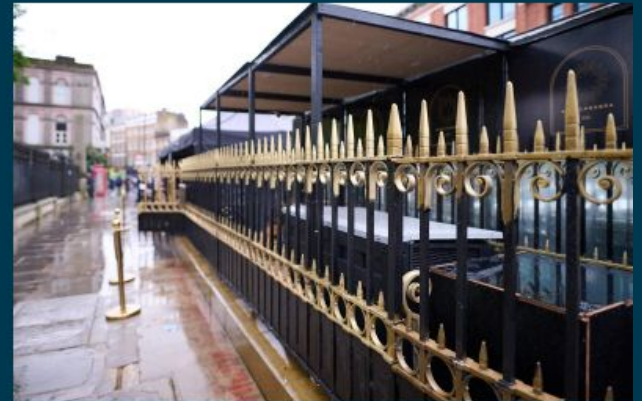


# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £1,500,000.00 and borrowing of £1,125,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 1,500,000.00

25% Deposit	£375,000.00
SDLT Charge	£168,750
Legal Fees	£1,000.00
Total Investment	£544,750.00

# Projected Investment Return



The monthly rent of this property is currently set at £6,667 per calendar month but the potential market rent is

£ 8,500

Returns Based on Rental Income	£6,667	£8,500
Mortgage Payments on £1,125,000.00 @ 5%	£4,687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£666.70	£850.00
Total Monthly Costs	£5,369.20	£5,552.50
Monthly Net Income	£1,297.80	£2,947.50
Annual Net Income	£15,573.60	£35,370.00
Net Return	2.86%	6.49%

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      **£18,370.00**  
Adjusted To

Net Return                      **3.37%**

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

Annual Net Income      **£12,870.00**  
Adjusted To

Net Return                      **2.36%**



# 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 £1,850,000.



£1,850,000



Floorplan

## 7 bedroom terraced house for sale

Casson Street, London, E1

+ Add to report

NO LONGER ADVERTISED

FREEHOLD BLOCK | LOCATED CLOSE TO CITY OF LONDON | 5 STOREY BUILDING |  
FANTASTIC TRANSPORT LINKS ...

Marketed from 5 Aug 2022 to 12 Dec 2022 (129 days) by Hunters, Tower Bridge



£1,850,000

## 7 bedroom apartment for sale

Casson Street, London

+ Add to report

NO LONGER ADVERTISED

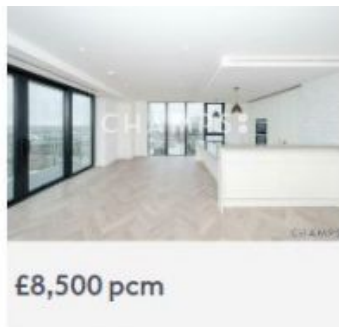
4 APARTMENTS | FREEHOLD | INVESTMENT | £9000 pcm income | 6.4% Yield | Self  
Contained Apartments

Marketed from 24 Sep 2021 to 5 Oct 2022 (376 days) by Ali & Co Property Services, Grays

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £8,500 based on the analysis carried out by our letting team at **Let Property Management**.



£8,500 pcm



Floorplan

## 3 bedroom flat

Gauging Square, London Dock, London E1W

+ Add to report

NO LONGER ADVERTISED

Secured Parking Space Available | 19th Floor | Spectacular View | 4 Bathroom | 1356 Sqft | Air Co...

Marketed from 23 Mar 2024 to 23 Apr 2024 (31 days) by CHAMPS UK Property Asset Management, London



£8,500 pcm

## 3 bedroom apartment

Cashmere Wharf, Gauging Square, E1W

+ Add to report

NO LONGER ADVERTISED

3Beds / 3Baths | 24H Concierge | Resident' gym & fitness facility | Residents' lounge | Heated po...

Marketed from 18 Oct 2023 to 23 Oct 2023 (4 days) by Regent Letting and Property Management, 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: **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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Interested in this  
**property investment?**

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.



**LETPROPERTY**