

LET PROPERTY PACK

INVESTMENT INFORMATION

Grove Road, Sutton, SM1

206101149

 www.letproperty.co.uk





Property Description

Our latest listing is in Grove Road, Sutton, SM1

This property has a potential to rent for **£13,800** which would provide the investor a Gross Yield of **4.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

Portfolio of 7 Flats

2 Flats Currently Tenanted

Modern Kitchen and Bathroom

Communal Parking Area

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £13,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £3,400,000.00 and borrowing of £2,550,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 3,400,000

25% Deposit	£850,000.00
SDLT Charge	£421,250
Legal Fees	£1,000.00
Total Investment	£1,272,250.00

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	£13,800
Mortgage Payments on £2,550,000.00 @ 5%	£10,625.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£1,380.00
Total Monthly Costs	£12,020.00
Monthly Net Income	£1,780
Annual Net Income	£21,360
Net Return	1.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£6,240**
Adjusted To

Net Return **-0.49%**

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






Annual Net Income **-£29,640**
Adjusted To

Net Return **-2.33%**

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: **NO**
-  Current term of tenancy: **Vacant**
-  Standard Tenancy Agreement In Place: **NO**
-  Payment history: **N/A**
-  Fully compliant tenancy: **NO**
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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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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