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LET PROPERTY PACK

INVESTMENT INFORMATION

Brindley Place, Uxbridge, UB8

205912366

(www.letproperty.co.uk





Property Description

Our latest listing is in Brindley Place, Uxbridge, UB8

Get instant cash flow of £2,100 per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for £2,304 which would provide the investor a Gross Yield of 5.5% 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...

LETPR®PERTY





Brindley Place, Uxbridge, UB8

205912366

3 Bedrooms Fact 2 Bathrooms Grou Spacious Lounge Leas Balcony Curr

Property Key Features

Factor Fees: £0.00 Ground Rent: £350.00 Lease Length: 120 years Current Rent: £2,100 Market Rent: £2,304

Lounge









Kitchen





Bedrooms





Bathroom





Exterior





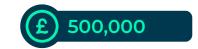
Initial Outlay





Figures based on assumed purchase price of £500,000.00 and borrowing of £375,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£125,000.00
SDLT Charge	27500
Legal Fees	£1,000.00
Total Investment	£153,500.00

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 $\pm 2,100$ per calendar month but the potential market rent is



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Returns Based on Rental Income	£2,100	£2,304
Mortgage Payments on £375,000.00 @ 5%	£1,562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£350.00	
Letting Fees	£210.00	£230.40
Total Monthly Costs	£2,137.50	£2,157.90
Monthly Net Income	-£38	<mark>£146</mark>
Annual Net Income	<mark>-£450</mark>	£1,753
Net Return	-0.29%	<mark>1.14%</mark>

Return Stress Test Analysis Report





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

Annual Net Income -£2,855 Adjusted To

Net Return -1.86%

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

Annual Net Income -£1,547 Adjusted To

Net Return -1

-1.01%

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 £499,950.



£499,950

3 bedroom penthouse for sale

Brindley Place, Uxbridge

NO LONGER ADVERTISED

Three bedrooms | Penthouse apartment | Two bathrooms | Canal facing | Daytime concierge | Gated d...

Marketed from 15 Mar 2023 to 6 Jun 2023 (82 days) by Cameron Estate Agents, Uxbridge



£480,000

3 bedroom apartment for sale

Brindley Place, Uxbridge, Middlesex

CURRENTLY ADVERTISED

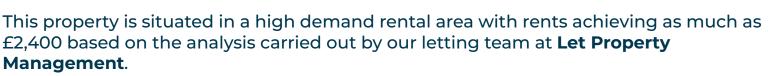
Chain Free Apartment | Three Bedrooms/Two Bathroom | Open Plan Living | Two Balconies | Allocated...

Marketed from 16 May 2024 by Gibbs Gillespie, Uxbridge Sales



+ Add to report

Rent Comparables Report





£2,400 pcm

3 bedroom apartment

Jessop Court, Brindley Place

NO LONGER ADVERTISED

Three bedroom penthouse | THREE bathrooms | Sizeable lounge/kitchen | Private balconies | Three d...

Marketed from 11 Jul 2023 to 12 Jul 2023 by Romans, Uxbridge Lettings



£2,100 pcm

3	bed	room	pent	house
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Jessop Court, Uxbridge

NO LONGER ADVERTISED LET AGREED

Union Park | Penthouse apartment | Furnished | Canal facing | EPC Rating- B | Available for October

Marketed from 3 Aug 2022 to 23 Sep 2022 (51 days) by Cameron Estate Agents, Uxbridge



+ Add to report



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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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.

