

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...



Brindley Place, Uxbridge,
UB8

205912366



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Balcony

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





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

£ 500,000

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

Projected Investment Return



The monthly rent of this property is currently set at £2,100 per calendar month but the potential market rent is

£ 2,304

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	£146
Annual Net Income	-£450	£1,753
Net Return	-0.29%	1.14%

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 **-£2,855**

Net Return **-1.86%**

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

Annual Net Income Adjusted To **-£1,547**

Net Return **-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

+ Add to report

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

+ Add to report

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

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400 based on the analysis carried out by our letting team at **Let Property Management**.



£2,400 pcm

3 bedroom apartment

Jessop Court, Brindley Place

+ Add to report

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 bedroom penthouse

Jessop Court, Uxbridge

+ Add to report

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

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: **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.



www.letproperty.co.uk

Brindley Place, Uxbridge, UB8

205912366

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