

LET PROPERTY PACK

INVESTMENT INFORMATION

Brindley Place Uxbridge,
UB8 2FB

205912366

 www.letproperty.co.uk





Property Description

Our latest listing is in Brindley Place Uxbridge, UB8 2FB

Get instant cash flow of **£2,100** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£2,304** which would provide the investor a Gross Yield of **5.3%** 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...



Brindley Place Uxbridge,
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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Balcony

Factor Fees: £158 pm

Ground Rent: £4 pm

Lease Length: 143 years

Current Rent: £2,100

Market Rent: £2,304

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £517,500.00 and borrowing of £388,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 517,500.00

25% Deposit	£129,375.00
SDLT Charge	£41,750
Legal Fees	£1,000.00
Total Investment	£172,125.00

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



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	£2,100	£2,304
Mortgage Payments on £388,125.00 @ 5%	£1,617.19	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£158.00	
Ground Rent	£4.00	
Letting Fees	£210.00	£230.40
Total Monthly Costs	£2,004.19	£2,024.59
Monthly Net Income	£95.81	£279.41
Annual Net Income	£1,149.75	£3,352.95
Net Return	0.67%	1.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,255.05**
Adjusted To

Net Return **-0.73%**

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

Annual Net Income **-£4,361.55**
Adjusted To

Net Return **-2.53%**

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 £535,000.



£535,000

3 bedroom apartment for sale

Dakota House, Uxbridge, UB10

CURRENTLY ADVERTISED

Marketed from 24 Jan 2025 by Coopers, Uxbridge - High Street

Three bedrooms | Fantastic condition throughout | Chain free | Private terrace | Gated parking | ...

[+ Add to report](#)



£525,000

3 bedroom flat for sale

Hornchurch Road, Uxbridge, UB10

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 15 Nov 2024 by Coopers, Uxbridge - High Street

Three bedroom apartment | Fantastic condition | Private terrace | Two bathrooms | Stunning views ...

[+ Add to report](#)

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 flat

+ Add to report

The Stylus

NO LONGER ADVERTISED

Marketed from 19 Feb 2024 to 29 Feb 2024 (9 days) by RCAM, New Homes London

Professional landlord offering flexible tenancies | Modern open-plan reception/kitchen with space...



£2,350 pcm

3 bedroom apartment

+ Add to report

3 bedroom property in St Andrews Road, Uxbridge

NO LONGER ADVERTISED

Marketed from 23 Oct 2024 to 12 Nov 2024 (20 days) by Lomond Investment Management, covering National

UNFURNISHED | CORPORATE LANDLORD | ON-SITE MANAGEMENT TEAM | Free WIFI

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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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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.



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