

LET PROPERTY PACK

INVESTMENT INFORMATION

Station Road, Addlestone, KT15

205468067

 www.letproperty.co.uk





Property Description

Our latest listing is in Station Road, Addlestone, KT15

Get instant cash flow of **£1,100** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **8.0%** 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...



Station Road, Addlestone,
KT15

205468067



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Well Maintained Property

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,100

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £225,000.00 and borrowing of £168,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 225,000.00

25% Deposit £56,250.00

SDLT Charge £6,750

Legal Fees £1,000.00

Total Investment £64,000.00

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 £1,100 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,100	£1,500
Mortgage Payments on £168,750.00 @ 5%	£703.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£110.00	£150.00
Total Monthly Costs	£828.13	£868.13

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,582.50**
Adjusted To

Net Return **7.16%**

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

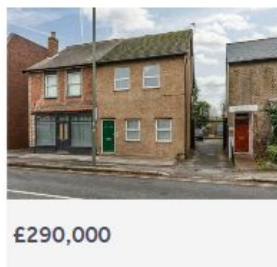
Annual Net Income **£4,207.50**
Adjusted To

Net Return **6.57%**

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 £290,000.



£290,000



2 bedroom flat for sale

Station Road, Addlestone, Surrey, KT15

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Duplex Apartment | 2 double bedrooms | Large loung/dining room | Modern finish | Private Garden |...

SOLD PRICE HISTORY

17 Jan 2020	£287,000
25 Aug 2017	£253,000
3 Oct 2016	£280,000

Marketed from 15 Dec 2023 by Seymours Estate Agents, Addlestone



£290,000

2 bedroom apartment for sale

Newchapel House, Market Street, Addlestone

+ Add to report

NO LONGER ADVERTISED

Rooftop Terrace | Balcony | Two Double Bedrooms | Long Lease | En-Suite | Allocated Parking

Marketed from 17 Nov 2022 to 2 Dec 2022 (14 days) by Grants Homes, Addlestone

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm



Floorplan

2 bedroom semi-detached house

Victoria Road, Addlestone, KT15

+ Add to report

NO LONGER ADVERTISED LET AGREED

Semi Detached House | Two double bedrooms | Two reception rooms | Kitchen leading to the private ...

SOLD PRICE HISTORY

1 Jul 2004	£207,750
4 Sep 2002	£179,000
21 Dec 1995	£66,000

Marketed from 18 Jan 2024 to 7 Mar 2024 (48 days) by Curchods Estate Agents, Weybridge



£1,500 pcm

2 bedroom apartment

Addlestone

+ Add to report

NO LONGER ADVERTISED LET AGREED

Two Bedroom Apartment | Modern Kitchen & Bathroom | En- Suite to Master | Spacious Lounge/Diner |...

Marketed from 2 Jan 2024 to 14 Feb 2024 (42 days) by Seymours Estate Agents, Woking

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: **5 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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