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LET PROPERTY PACK

INVESTMENT INFORMATION

The Fusion Building, East India Dock Road, E14

207641457

(www.letproperty.co.uk



Property Description

Our latest listing is in The Fusion Building, East India Dock Road, E14

Get instant cash flow of £1,500 per calendar month with a 5.3% Gross Yield for investors.

This property has a potential to rent for £2,600 which would provide the investor a Gross Yield of 9.2% 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...







The Fusion Building, East India Dock Road, E14

207641457

2 Bedroom Facto 2 Bathroom Grou

Property Key Features

Three Piece Bathroom Lounge and Kitchen Factor Fees: £3177/year Ground Rent: £125/year Lease Length: 125 years Current Rent: £1,500 Market Rent: £2,600

Lounge





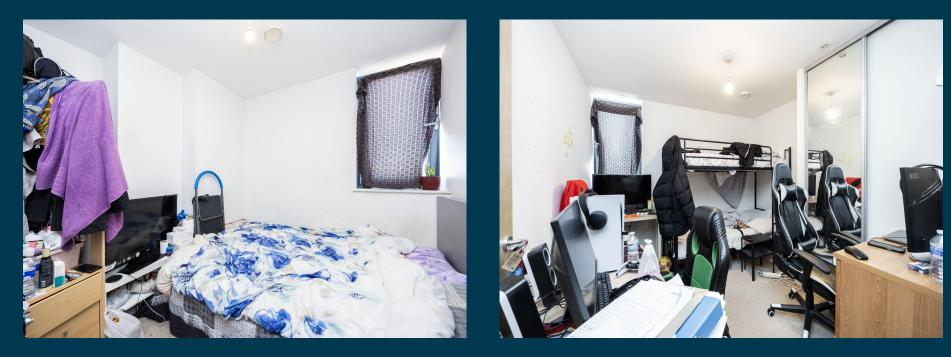
Kitchen





Bedrooms





Bathroom





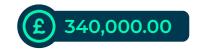
Initial Outlay



Figures based on assumed purchase price of £340,000.00 and borrowing of £255,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



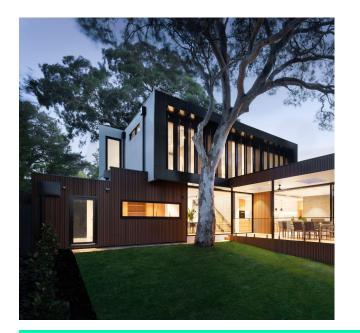
ASSUMED PURCHASE PRICE



25% Deposit	£85,000.00
SDLT Charge	£14,700
Legal Fees	£1,000.00
Total Investment	£100,700.00

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 £1,500 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,500	£2,600
Mortgage Payments on £255,000.00 @ 5%	£1,062.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£264.75	
Ground Rent	£10.00	
Letting Fees	£150.00	£260.00
Total Monthly Costs	£1,502.25	<mark>£1,612.25</mark>
Monthly Net Income	-£2.25	£987.75
Annual Net Income	-£27.00	£11,853.00
Net Return	<mark>-0.03</mark> %	11.77%

Return Stress Test Analysis Report





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

Annual Net Income **£6,653.00** Adjusted To

Net Return 6.61%

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

Annual Net Income **£6,873.00** Adjusted To

Net Return

6.83%

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 £375,000.



£375.000

£375,000







NO LONGER ADVERTISED

Secure parking space | Excellent views towards the city | Located on the 9th floor | Great transp...

+ Add to report

+ Add to report

Marketed from 17 Aug 2022 to 22 May 2023 (277 days) by Strike, London





2 bedroom apartment for sale

Fusion Building, E14

NO LONGER ADVERTISED SOLD STC

Two bedroom two bathroom | Second floor with Canary Wharf views | South West facing Generating

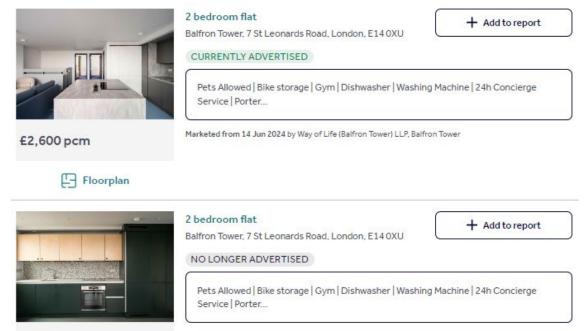
Marketed from 7 Mar 2022 to 8 Jun 2022 (92 days) by Properly, London



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,600 based on the analysis carried out by our letting team at **Let Property Management**.



£2,600 pcm

Marketed from 6 Jun 2024 to 14 Jun 2024 (7 days) by Way of Life (Balfron Tower) LLP, Balfron Tower

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: 5 years+

Payment history: On time for length of tenancy





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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.

