

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



Property Key Features

2 Bedroom

2 Bathroom

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

£ 340,000.00

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

£ 2,600

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	£1,612.25
Monthly Net Income	-£2.25	£987.75
Annual Net Income	-£27.00	£11,853.00
Net Return	-0.03%	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



Floorplan

2 bedroom flat for sale

East India Dock Road, London, E14

+ Add to report

NO LONGER ADVERTISED

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

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



£375,000

2 bedroom apartment for sale

Fusion Building, E14

+ Add to report

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

 Floorplan

2 bedroom flat

Balfon Tower, 7 St Leonards Road, London, E14 0XU

+ Add to report

CURRENTLY ADVERTISED

Pets Allowed | Bike storage | Gym | Dishwasher | Washing Machine | 24h Concierge Service | Porter...

Marketed from 14 Jun 2024 by Way of Life (Balfon Tower) LLP, Balfon Tower



£2,600 pcm

2 bedroom flat

Balfon Tower, 7 St Leonards Road, London, E14 0XU

+ Add to report

NO LONGER ADVERTISED






Pets Allowed | Bike storage | Gym | Dishwasher | Washing Machine | 24h Concierge Service | Porter...

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

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: **5 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.



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Dock Road, E14

207641457

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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