

LET PROPERTY PACK

INVESTMENT INFORMATION

Old Lodge Close,
Uttoxeter, ST14

205615221

 www.letproperty.co.uk





Property Description

Our latest listing is in Old Lodge Close, Uttoxeter, ST14

Get instant cash flow of **£950** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,175** which would provide the investor a Gross Yield of **5.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

4 Bedrooms

4 Bathrooms

Front and Rear Garden Space

Driveway

Factor Fees: £30.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £950

Market Rent: £1,175

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





ASSUMED PURCHASE PRICE

£ 258,000

25% Deposit	£64,500.00
SDLT Charge	8140
Legal Fees	£1,000.00
Total Investment	£73,640.00

Figures based on assumed purchase price of £258,000.00 and borrowing of £193,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

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 £950 per calendar month but the potential market rent is

£ 1,175

Returns Based on Rental Income	£950	£1,175
Mortgage Payments on £193,500.00 @ 5%	£806.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	£0.00	
Letting Fees	£95.00	£117.50
Total Monthly Costs	£946.25	£968.75
Monthly Net Income	£4	£206
Annual Net Income	£45	£2,475
Net Return	0.06%	3.36%

Return **Stress Test** Analysis Report



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

Annual Net Income **£125**
Adjusted To

Net Return **0.17%**

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

Annual Net Income **-£1,395**
Adjusted To

Net Return **-1.89%**

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 £250,000.



£250,000

4 bedroom detached house for sale

Oak Tree Gardens, Uttoxeter

+ Add to report

NO LONGER ADVERTISED SOLD STC

**** SOLD IN 24 HOURS **** A four bedroom detached residence perfect for the family buyer. In brief,...

SOLD PRICE HISTORY



£189,500

4 bedroom town house for sale

Old Lodge Close, Uttoxeter

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Storey Town House | Four Bedrooms. Two En Suites | Kitchen Diner. Lounge. | Family Bathroom...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

4 bedroom house

3 Heathlands Drive, Uttoxeter

+ Add to report

NO LONGER ADVERTISED LET AGREED

A 4 BEDROOM DETACHED HOUSE | STUDY / FAMILY ROOM / LOUNGE | KITCHEN DINER | FRIDGE FREEZER / DISH...

SOLD PRICE HISTORY



£850 pcm

4 bedroom town house

Old Lodge Close, Uttoxeter

+ Add to report

NO LONGER ADVERTISED LET AGREED






!! NO APPLICATION FEES !! | 4 GOOD SIZED BEDROOMS | SEMI-DETACHED | FAMILY BATHROOM WITH SHOWER O...

SOLD PRICE HISTORY

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.



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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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