

LET PROPERTY PACK

INVESTMENT INFORMATION

Old Bedford Road, Luton,
LU2

208968590

 www.letproperty.co.uk





Property Description

Our latest listing is in Old Bedford Road, Luton, LU2

Get instant cash flow of **£1,600** per calendar month with a **4.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Old Bedford Road, Luton,
LU2

208968590



Property Key Features

3 piece bedroom

1 bathroom

Spacious rooms

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,600

Lounge



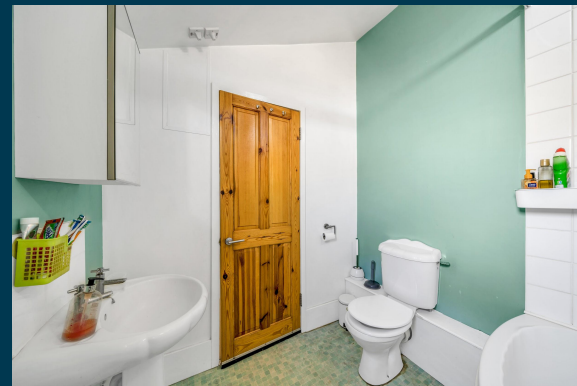
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £426,000.00 and borrowing of £319,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 426,000.00

25% Deposit	£106,500.00
SDLT Charge	£21,580
Legal Fees	£1,000.00
Total Investment	£129,080.00

Projected Investment Return

The monthly rent of this property is currently set at £1,600 per calendar month.



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	£1,600
Mortgage Payments on £319,500.00 @ 5%	£1,331.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£160.00
Total Monthly Costs	£1,506.25
Monthly Net Income	£93.75
Annual Net Income	£1,125.00
Net Return	0.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£16,155.00**
Adjusted To

Net Return **-12.52%**

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

Annual Net Income **-£22,545.00**
Adjusted To

Net Return **-17.47%**

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 £575,000.



£575,000

3 bedroom end of terrace house for sale

Liverpool Road, Luton

+ Add to report

CURRENTLY ADVERTISED

ESTABLISHED COMMERCIAL UNIT | THREE BEDROOM APARTMENT | FREEHOLD |
TOWN CENTRE LOCATION | CLOSE ...

Marketed from 11 May 2022 by Esquire Estates, Luton



£400,000

3 bedroom end of terrace house for sale

Kingston Road, Luton

+ Add to report

NO LONGER ADVERTISED

Driveway for three vehicles | Period features | Immaculate throughout | Great Location |
Extended...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

3 bedroom semi-detached house

Alexandra Avenue, Luton, LU3

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Property Reference Number: 2167991

Marketed from 8 Aug 2024 by OpenRent, London



£1,750 pcm

3 bedroom terraced house

Reginald Street, Luton, Bedfordshire, LU2

+ Add to report

CURRENTLY ADVERTISED

3 Spacious Bedrooms | Living Area | Spacious Family Room with Garden Access | 1 Full Bathroom | 1...

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: **Moved in within the last 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.



 www.letproperty.co.uk

Old Bedford Road, Luton, LU2

208968590

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.



LETPROPERTY