

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clarkson Street, Ipswich,  
IP1

208808851

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Clarkson Street, Ipswich, IP1

Get instant cash flow of **£700** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Clarkson Street, Ipswich,  
IP1

208808851



## Property Key Features

**1 bedroom**

**1 Bathroom**

**Spacious Room**

**Three Piece Bathroom**

**Factor Fees: £2,400 per year**

**Ground Rent: TBC**

**Lease Length: 978 years**

**Current Rent: £700**

**Market Rent: £850**

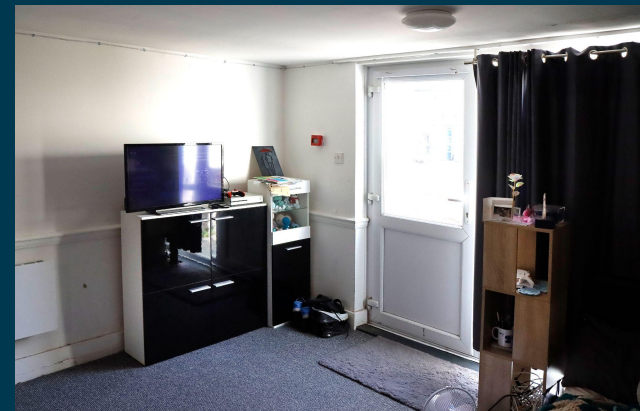
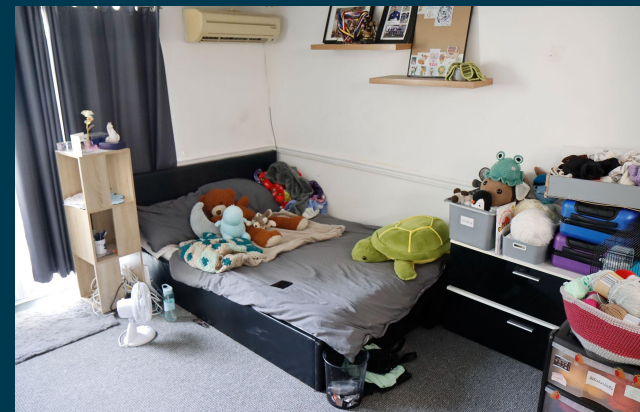
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 95,000.00

25% Deposit	<b>£23,750.00</b>
Stamp Duty ADS @ 6%	<b>£5,700.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£30,450.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£700	£850
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£2,400 per year	
Ground Rent	TBC	
Letting Fees	£70.00	£85.00
<b>Total Monthly Costs</b>	<b>£381.88</b>	<b>£396.88</b>
<b>Monthly Net Income</b>	<b>£318.13</b>	<b>£453.13</b>
<b>Annual Net Income</b>	<b>£3,817.50</b>	<b>£5,437.50</b>
<b>Net Return</b>	<b>12.54%</b>	<b>17.86%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,737.50**  
Adjusted To

Net Return                      **12.27%**

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

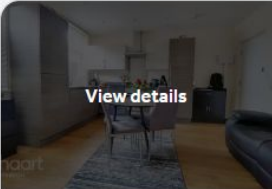
Annual Net Income      **£4,012.50**  
Adjusted To

Net Return                      **13.18%**

# 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 £110,000.



[View details](#)

**£110,000**


**1 bedroom apartment for sale** [+ Add to report](#)


Stevenson Road, Ipswich IP1 2FF

**NO LONGER ADVERTISED**

Marketed from 13 Aug 2022 to 24 Feb 2023 (195 days) by haart, Ipswich

Centre Of Town | Secure Parking | 1 Bedroom Apartment | Ground Floor | Double Glazing

 Floor plan: [View](#)



**£110,000**

**1 bedroom retirement property for sale** [+ Add to report](#)

Booth Court, Handford Road

**NO LONGER ADVERTISED**

Marketed from 1 Jul 2022 to 20 Oct 2022 (111 days) by Beagle Property, Ipswich

1 Bedroom Second Floor Apartment | Assisted Living Complex for over 70's | Apartment overlooking ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 1 bedroom apartment

+ Add to report

Bowthorpe Close, Ipswich

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2024 to 14 Aug 2024 (15 days) by I Am The Agent, Nationwide

Large 1 Bedroom Flat | Garage with allocated parking space included | Short Walk to town center |...



£850 pcm

## 2 bedroom flat

+ Add to report

Burlington Road, Ipswich, IP1

NO LONGER ADVERTISED






Marketed from 13 Jun 2024 to 17 Jul 2024 (34 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2073163

# 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.



Clarkson Street, Ipswich, IP1

PROPERTY ID: 12345678

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**