

LET PROPERTY PACK

INVESTMENT INFORMATION

Tollgate Road, London, E6

210213013

 www.letproperty.co.uk





Property Description

Our latest listing is in Tollgate Road, London, E6

Get instant cash flow of **£1,400** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,850.00** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

With a tenant currently situated.. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Tollgate Road, London, E6

210213013



Property Key Features

2 Bedroom

1 Bathroom

Moden Kitchen

Spacious Rooms

Factor Fees: £166 PM

Ground Rent: £2 PM

Lease Length: 88 years

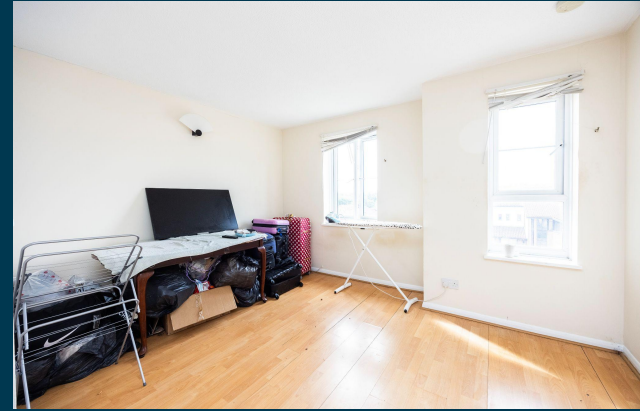
Current Rent: £1,400

Market Rent: £1,850

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £335,000.00 and borrowing of £251,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 335,000.00

25% Deposit £83,750.00

SDLT Charge £14,300

Legal Fees £1,000.00

Total Investment £99,050.00

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 £1,400 per calendar month but the potential market rent is

£ 1,850

Returns Based on Rental Income	£1,400	£1,850.00
Mortgage Payments on £251,250.00 @ 5%	£1,046.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.00 PM	
Ground Rent	£2.00 PM	
Letting Fees	£140.00	£185.00
Total Monthly Costs	£1,370.58	£1,415.58
Monthly Net Income	£29.43	£434.43
Annual Net Income	£353.10	£5,213.10
Net Return	0.36%	5.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,513.10**
Adjusted To

Net Return **1.53%**

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




Annual Net Income **£208.50**
Adjusted To

Net Return **0.21%**

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 £350,000.00.

 <p>£350,000</p>	<p>2 bedroom end of terrace house for sale</p> <p>+ Add to report</p> <p>Bowyer Close, E6</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 13 May 2024 to 28 Jun 2024 (45 days) by 28, London</p> <p>Refurbishment Potential Chain Free Off-Street Parking Freehold</p> <p> Floor plan: View</p>
 <p>£350,000</p>	<p>2 bedroom flat for sale</p> <p>+ Add to report</p> <p>Redbourn Court, Beckton, London, E6</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 10 Nov 2023 to 8 Dec 2023 (27 days) by Foxtons, Stratford</p> <p>Spacious two bedroom ground floor flat Open-plan reception room with space to dine Modern kit...</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,850 based on the analysis carried out by our letting team at **Let Property Management**.



£1,850 pcm

2 bedroom flat

+ Add to report

Aaron Hill Road, London, E6

NO LONGER ADVERTISED

Marketed from 1 Mar 2024 to 26 Mar 2024 (25 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2005792



£1,850 pcm

2 bedroom house

+ Add to report

Oakes Close, Beckton

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Dec 2023 to 16 Feb 2024 (71 days) by The Property Company, Crouch End

Two Bedroom Detached House | Spacious Garden | Garage | Short Walk To The DLR | Offered furnished...

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.



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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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