

LET PROPERTY PACK

INVESTMENT INFORMATION

Marshland Road,
Moorends, Doncaster DN8

211121806

 www.letproperty.co.uk





Property Description

Our latest listing is in Marshland Road, Moorends, Doncaster DN8

Get instant cash flow of **£1,300** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,600** which would provide the investor a Gross Yield of **9.6%** 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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DN8

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Property Key Features

Commercial Unit

Large Kitchen

3 Bedrooms with Ensuite

Parking Space

Factor Fees: £0.00

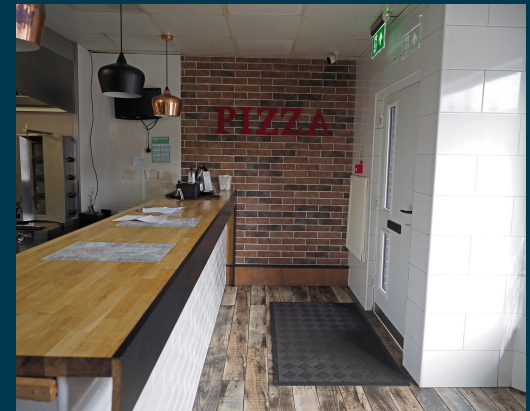
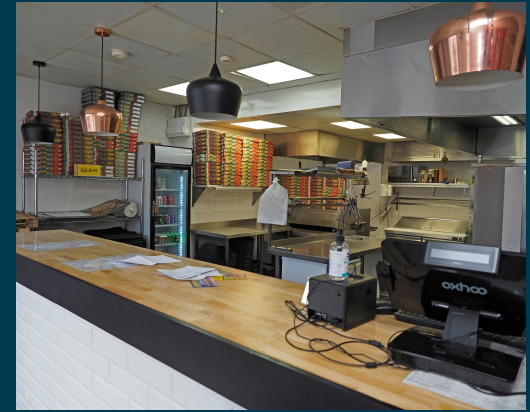
Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £1,300

Market Rent: £1,600

Counter



Kitchen



Kitchen (Work Area)



Upstairs Bedroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000

25% Deposit	£50,000.00
SDLT Charge	6000
Legal Fees	£1,000.00
Total Investment	£57,000.00

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 £1,300 per calendar month but the potential market rent is

£ 1,600

Returns Based on Rental Income	£1,300	£1,600
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£130.00	£160.00
Total Monthly Costs	£770.00	£800.00
Monthly Net Income	£530	£800
Annual Net Income	£6,360	£9,600
Net Return	11.16%	16.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,400**
Adjusted To

Net Return **11.23%**

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

Annual Net Income **£6,600**
Adjusted To

Net Return **11.58%**

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

+ Add to report

Marshland Road, Moorends, Doncaster, South Yorkshire, DN8

NO LONGER ADVERTISED

Marketed from 14 Jun 2016 to 26 Jan 2017 (225 days) by Hatched.co.uk, Sheffield



£175,000

3 bedroom detached bungalow for sale

+ Add to report

Bloomhill Road, Moorends, DN8 4SS

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Dec 2016 to 7 Jul 2017 (205 days) by Northwood, Thorne

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

4 bedroom detached house

+ Add to report

Goole Road, Moorends, DN8

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2016 to 12 May 2016 (35 days) by Mirus Property Ltd, Eastbourne



£895 pcm

3 bedroom detached house

+ Add to report

Moorside Court, Moorends, Doncaster, South Yorkshire, DN8

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 3 Jan 2024 to 5 Feb 2024 (33 days) by The Online Letting Agents Ltd, Bury St Edmunds

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**

 Current term of tenancy: **10 years+**

 Standard Tenancy Agreement In Place: **YES**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

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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