


LET PROPERTY PACK

INVESTMENT INFORMATION

South Road,
Weston-Super-Mare, BS23
2HE

210042177

 www.letproperty.co.uk





Property Description

Our latest listing is in South Road, Weston-Super-Mare, BS23 2HE

This property has a potential to rent for **£676** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

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...



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Property Key Features

1 Bedroom

1 Bathroom

Ideal for First Time Buyers

Spacious Room

Easy Access to Local Amenities

Factor Fees: £71 pm

Ground Rent: £4 pm

Lease Length: 977 years

Market Rent: £676

Lounge



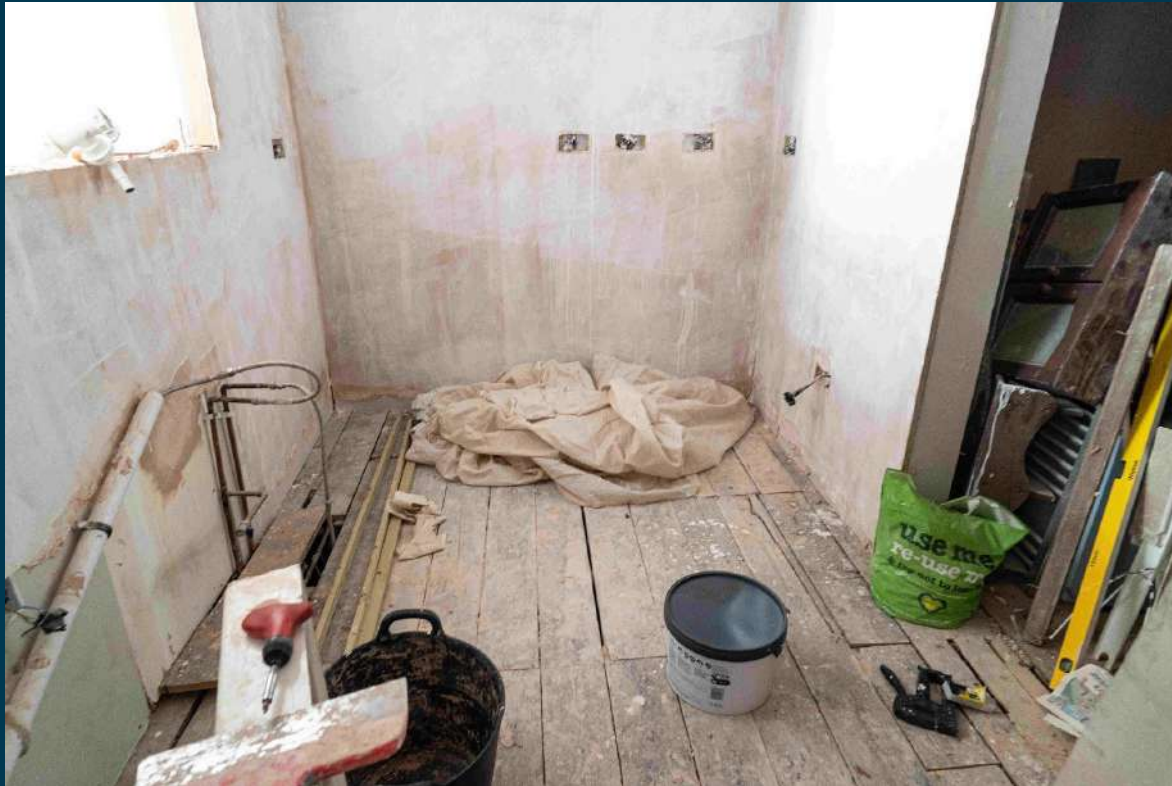
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit £34,500.00

SDLT Charge £7,160

Legal Fees £1,000.00

Total Investment £42,660.00

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.



| Returns Based on Rental Income | £676 |
|---------------------------------------|-----------|
| Mortgage Payments on £103,500.00 @ 5% | £431.25 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £71.00 |
| Ground Rent | £4.00 |
| Letting Fees | £67.60 |
| Total Monthly Costs | £588.85 |
| Monthly Net Income | £87.15 |
| Annual Net Income | £1,045.80 |
| Net Return | 2.45% |

Return Stress Test Analysis Report



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

Annual Net Income **-£306.20**
Adjusted To

Net Return **-0.72%**

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



Annual Net Income **-£976.20**
Adjusted To

Net Return **-2.29%**

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 £145,000.

| | |
|--|--|
|  £145,000 | <h3>1 bedroom flat for sale</h3> <p>Wooler Road, Weston-super-Mare</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 17 May 2024 to 28 Mar 2025 (315 days) by Saxons Estate Agents, Weston Super Mare</p> <p>Ground Floor/First Floor Property 21ft Open Plan Living Area Forms Part of The Old Library (C...</p> + Add to report |
|  £140,000 | <h3>1 bedroom flat for sale</h3> <p>Southside, Weston Hillside</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 20 Sep 2024 to 18 Mar 2025 (178 days) by Saxons Estate Agents, Weston Super Mare</p> <p>Maisonette Apartment No Onward Chain Complications - Vacant One Double Bedroom Allocated Pa...</p> + Add to report |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom flat

Beaufort Road, Weston-super-Mare

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2025 to 14 Apr 2025 (40 days) by Saxons Estate Agents, Weston Super Mare

First Floor Flat | One Double Bedroom | Off-Street Parking For One Car | Open Plan Living | Moder...

+ Add to report



£695 pcm

1 bedroom apartment

Park Place, Weston-Super-Mare, North Somerset, BS23

CURRENTLY ADVERTISED

LET AGREED

Marketed from 19 Feb 2025 by David Plaister Ltd, Weston Super Mare

Superb one bedroom apartment | Well presented open plan kitchen and living room | Wonderful views...

+ Add to report

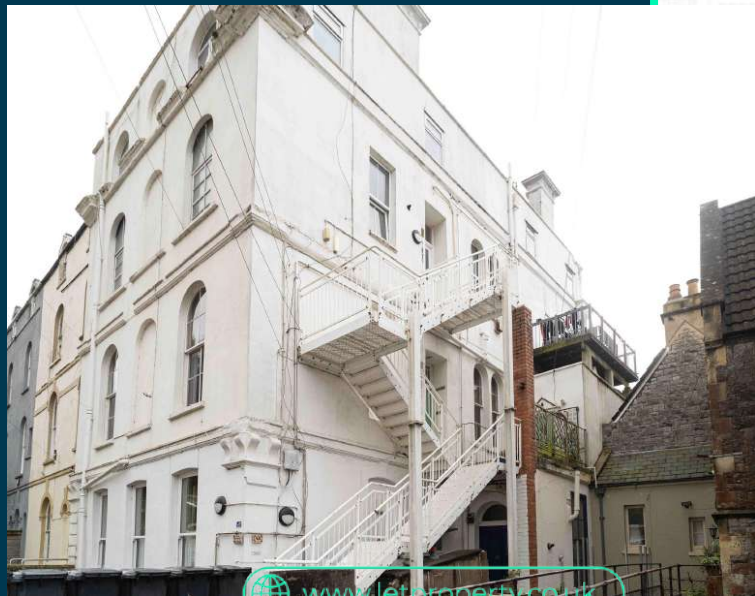
Current Tenant Profile



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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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