

# LET PROPERTY PACK

## INVESTMENT INFORMATION

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

210042177

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





## Property Description

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

Get instant cash flow of **£750** per calendar  
month with a **7.9%** Gross Yield for investors.

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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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £71.00 PM

Ground Rent: £4.00 PM

Lease Length: 977 years

Current Rent: £750

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £114,000.00 and borrowing of £85,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 114,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £28,500.00 |
| SDLT Charge      | £5,700     |
| Legal Fees       | £1,000.00  |
| Total Investment | £35,200.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month.



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| Returns Based on Rental Income       | £750      |
|--------------------------------------|-----------|
| Mortgage Payments on £85,500.00 @ 5% | £356.25   |
| Est. Building Cover (Insurance)      | £15.00    |
| Approx. Factor Fees                  | £71.00    |
| Ground Rent                          | £4.00     |
| Letting Fees                         | £75.00    |
| Total Monthly Costs                  | £521.25   |
| Monthly Net Income                   | £228.75   |
| Annual Net Income                    | £2,745.00 |
| Net Return                           | 7.80%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,245.00**  
Adjusted To

Net Return                      **3.54%**

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

Annual Net Income      **£1,083.00**  
Adjusted To

Net Return                      **3.08%**

# 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.

|                                                                                                   |                                                                                                                                                                                                                                                                                                                                         |                        |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|  <p>£145,000</p> | <p><b>1 bedroom flat for sale</b></p> <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> <hr/> <p>Ground Floor/First Floor Property   21ft Open Plan Living Area   Forms Part of The Old Library (C...</p>         | <p>+ Add to report</p> |
|  <p>£140,000</p> | <p><b>1 bedroom flat for sale</b></p> <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> <hr/> <p>Maisonette Apartment   No Onward Chain Complications - Vacant   One Double Bedroom   Allocated Pa...</p> | <p>+ Add to report</p> |

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

### 1 bedroom flat

[+ Add to report](#)

Flat 16, Lynton House C, Madeira Road, Weston Super Mare

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 6 Feb 2025 (9 days) by Luna Move,



£1,125 pcm

### 1 bedroom ground floor flat

[+ Add to report](#)

Claremont Crescent, Weston-super-Mare

NO LONGER ADVERTISED **LET AGREED**

Marketed from 24 Apr 2025 to 22 May 2025 (27 days) by Brightestmove, Weston-Super-Mare

# 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

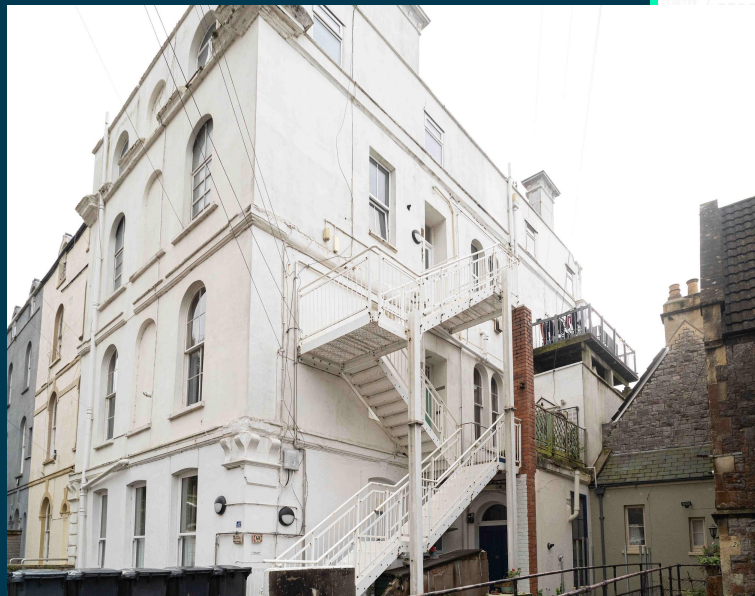


Current term of tenancy: **Moved in within the last 2 years**



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.



**LETPROPERTY**