

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Peters Way,
Stratford-upon-Avon, CV37
0RU

211184781

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Peters Way, Stratford-upon-Avon, CV37 0RU

Get instant cash flow of **£825** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,011** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

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

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



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Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 978 years

Current Rent: £825

Market Rent: £1,011

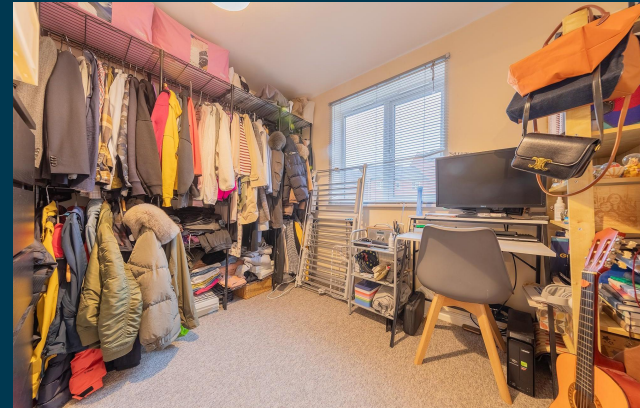
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 1,011



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	£825	£1,011
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£82.50	£101.10
Total Monthly Costs	£744.38	£762.98
Monthly Net Income	£80.63	£248.03
Annual Net Income	£967.50	£2,976.30
Net Return	1.49%	4.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£954.30**
Adjusted To

Net Return **1.47%**

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



Annual Net Income **-£128.70**
Adjusted To

Net Return **-0.20%**

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 £190,000.

 <p>£190,000</p>	<p>2 bedroom apartment for sale</p> <p>St. Peters Way, Stratford-upon-Avon</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 11 Jul 2022 to 1 Feb 2023 (204 days) by Peter Clarke & Co, Stratford-Upon-Avon</p> <p>A two bedroom modern apartment Sitting room Dining area Kitchen Ensuite to master bedroom...</p> <p>+ Add to report</p>
 <p>£190,000</p>	<p>2 bedroom apartment for sale</p> <p>St. Peters Way, Stratford-upon-Avon</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 23 Jan 2023 to 21 Jun 2023 (148 days) by Nikki Homes- Property Consultants, Long Marston</p> <p>CURRENTLY GOING THROUGH THE AUCTION PROCESS * For Sale by Modern Auction - T & C's apply * Subjec...</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 £1,000 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,000 pcm</p>	<p>2 bedroom flat</p> <p>Vincent Avenue, Stratford-Upon-Avon</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 7 Oct 2024 to 21 Oct 2024 (13 days) by Carters Lettings, Leamington</p> <p>Two Bedrooms Both With Built In Wardrobes Extremely Desirable Location Walking Distance to To...</p> <p>EPC: View</p> <p>(Approx.) Sqft: 710 sq ft Price (£) per sqft: £1.41</p>
 <p>£1,000 pcm</p>	<p>2 bedroom flat</p> <p>Corelli Close, STRATFORD-UPON-AVON</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 29 Apr 2024 to 11 Jun 2024 (42 days) by Connells Lettings, Stratford-upon-Avon</p> <p>Ground floor apartment Two double bedrooms Allocated parking space Kitchen with appliances ...</p>

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 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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