


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Smithfield Road, Market  
Drayton, TF9

213109046

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





## Property Description

Our latest listing is in Smithfield Road, Market Drayton, TF9

Get instant cash flow of **£510** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£575** which would provide the investor a Gross Yield of **6.7%** 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...**



Smithfield Road, Market  
Drayton, TF9

213109046



## Property Key Features

1 Bedroom

1 Bathroom

Patio

Driveway

Factor Fees: £33 pm

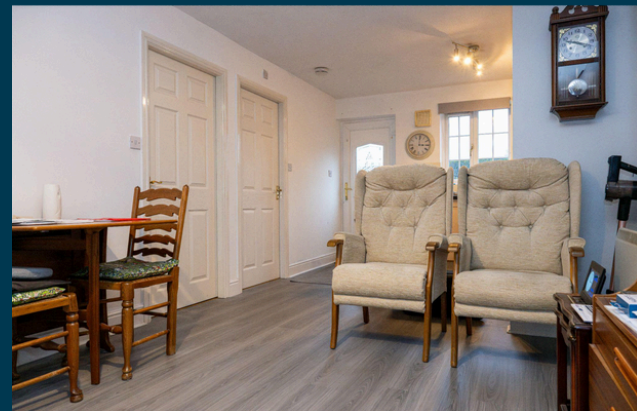
Ground Rent: £25 pm

Lease Length: 978 years

Current Rent: £510

Market Rent: £575

# Lounge



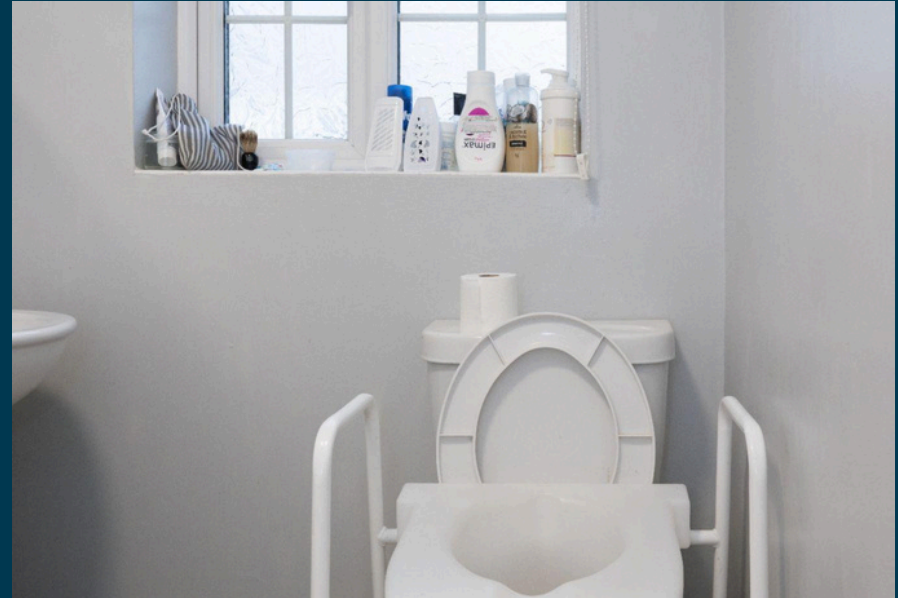
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £94,600.00 and borrowing of £70,950.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 94,600

25% Deposit	£23,650.00
SDLT Charge	£4,730
Legal Fees	£ 1,000.00
Total Investment	£29,380.00

# 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 £510 per calendar month but the potential market rent is

£ 575

Returns Based on Rental Income	£510	£575
Mortgage Payments on £70,950.00 @ 5%	£295.63	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£33.00	
Ground Rent	£25.00	
Letting Fees	£51.00	£57.50
Total Monthly Costs	£419.63	£426.13
Monthly Net Income	£90.38	£148.88
Annual Net Income	£1,084.5	£1,786.50
Net Return	3.69%	6.08%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£636.50</b>
Adjusted To	
Net Return	<b>2.17%</b>

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

Annual Net Income	<b>£667.50</b>
Adjusted To	
Net Return	<b>2.27%</b>

# 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 £95,000.



£95,000

## 1 bedroom ground floor flat for sale

+ Add to report

The Brampton, Smithfield Road

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jan 2022 to 20 Jul 2023 (538 days) by Barbers, Market Drayton



£75,000

## 1 bedroom flat for sale

+ Add to report

SMITHFIELD ROAD, MARKET DRAYTON, TF9

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2020 to 9 Dec 2021 (426 days) by S & J Property Centres, Market Drayton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

## 1 bedroom apartment

+ Add to report

The Brampton , Smithfield Road, Market Drayton

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Sep 2024 to 18 Nov 2024 (48 days) by Barbers, Market Drayton



£475 pcm

## 1 bedroom apartment

+ Add to report

The Brampton, Market Drayton

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jan 2022 to 16 Feb 2022 (31 days) by Barbers, Market Drayton

# 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: **Within 2 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.



Smithfield Road, Market Drayton, TF9

213109046

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.

