


LET PROPERTY PACK

INVESTMENT INFORMATION

Bells Yard, Horncastle,
LN9 5BT

212815222

 www.letproperty.co.uk





Property Description

Our latest listing is in Bells Yard, Horncastle, LN9 5BT

Get instant cash flow of **£1,100** per calendar month with a **5.9%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Horncastle, it will make for a reliable long term investment for an investor.

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



Bells Yard, Horncastle,
LN9 5BT

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Property Key Features

5 Bedrooms

3 Bathrooms

Spacious Rooms

4 Toilets

Factor Fees: TBC

Ground Rent: Freehold

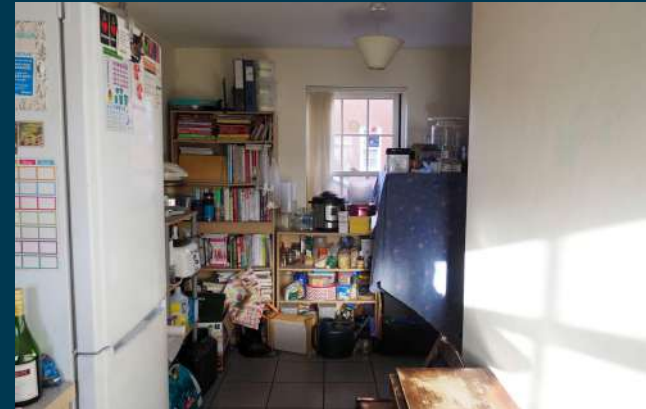
Lease Length: Freehold

Current Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £224,000.00 and borrowing of £168,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 224,000.00

25% Deposit £56,000.00

SDLT Charge £6,720

Legal Fees £1,000.00

Total Investment £63,720.00

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	£1,100
Mortgage Payments on £168,000.00 @ 5%	£700.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£110.00
Total Monthly Costs	£825.00
Monthly Net Income	£275.00
Annual Net Income	£3,300.00
Net Return	5.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,100.00**
Adjusted To

Net Return **1.73%**

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


Annual Net Income **-£60.00**
Adjusted To

Net Return **-0.09%**

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 £230,000.



£230,000

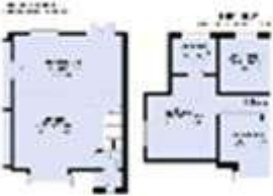
4 bedroom semi-detached house for sale

Barley Way, Horncastle

NO LONGER ADVERTISED **SOLD STC**

Marketed from 10 Mar 2022 to 20 May 2022 (70 days) by Mundys, Lincoln

Quiet Cul De Sac Position | Located off Langton Hill | Walking Distance to Town Centre & Grammar ...



[View floor plan](#)

Sold price history:

16/06/2022	£240,000
23/09/2013	£155,000
15/04/2005	£159,950

[View](#)

EPC:


[View](#)

(Approx.) Sqft: **1,227 sq ft** Price (€) per sqft: **€195.59**


Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm



[View floor plan](#)

5 bedroom semi-detached house

George Street, Market Rasen, LNs

NO LONGER ADVERTISED **LET AGREED**

Marketed from 25 Aug 2022 to 17 Oct 2022 (52 days) by Lovelle Estate Agency, Market Rasen

Exceptional Period Property | Semi Detached Family Home | Full of Character & Charm | Spacious & ...

Sold price history:	View
28/10/2003	£244,500
EPC:	View

(Approx.) Sqft: **2,788 sq ft** Price (£) per sqft: **£0.47**

[+ 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: **Yes**



Current term of tenancy: **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.



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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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