

LET PROPERTY PACK

INVESTMENT INFORMATION

Holland House Road,
Preston, PR5

212872410

 www.letproperty.co.uk





Property Description

Our latest listing is in Holland House Road, Preston, PR5

Get instant cash flow of **£625** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£718** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

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

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



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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Easy Access to Local Amenities

**Factor Fees and Ground Rent:
£1,080 per annum**

Lease Length: TBC

Current Rent: £625

Market Rent: £718

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 718

Returns Based on Rental Income	£625	£718
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£62.50	£71.80
Total Monthly Costs	£452.50	£461.80
Monthly Net Income	£172.50	£256.20
Annual Net Income	£2,070.00	£3,074.40
Net Return	5.98%	8.89%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,638.40**
Adjusted To

Net Return **4.74%**

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

Annual Net Income **£1,274.40**
Adjusted To

Net Return **3.68%**

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 £115,000.



£115,000

2 bedroom flat for sale

[+ Add to report](#)

Holland House Road, Walton Le Dale, Preston

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Oct 2020 to 21 Jun 2021 (241 days) by Farrell Heyworth, covering Bamber Bridge



£110,000

2 bedroom apartment for sale

[+ Add to report](#)

Holland House Road, Walton-le-Dale, Preston, Lancashire, PR5

NO LONGER ADVERTISED

Marketed from 22 Mar 2023 to 1 Dec 2023 (254 days) by Reeds Rains, Bamber Bridge

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom apartment

Fareham Close, Walton-Le-Dale, Preston

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 May 2023 to 13 Jun 2023 (27 days) by Ben Rose, Chorley

+ Add to report



£750 pcm

2 bedroom flat

Abbotts Close, Walton-Le-Dale, Preston

NO LONGER ADVERTISED






Marketed from 21 May 2024 to 11 Jun 2024 (20 days) by Ben Rose, Chorley

+ 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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