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LET PROPERTY PACK

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INVESTMENT INFORMATION

Holland House Road, Preston, PR5 4HY

212872410

() www.letproperty.co.uk

LETPR®PERTY





Property Description

Our latest listing is in Holland House Road, Preston, PR5 4HY

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 make for a rewarding addition to an investors portfolio.

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

LETPR®PERTY





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Property Key Features

2 BedroomsFac1 BathroomGroSpacious LoungeLeasEasy Access to Local AmenitiesCur

Factor Fees: TBC Ground Rent: £90 pm Lease Length: 975 years Current Rent: £625 Market Rent: £718







Kitchen





Bedrooms





Bathroom















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

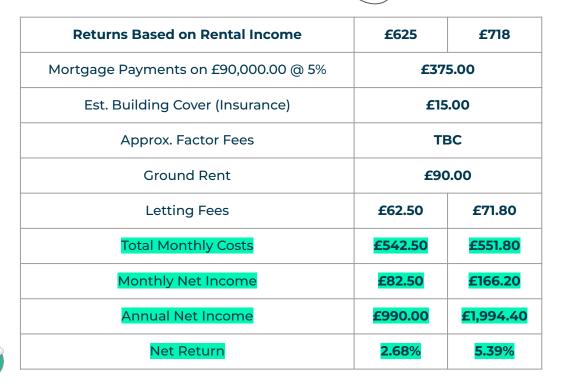


25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

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 £625 per calendar month but the potential market rent is





718

Return Stress Test Analysis Report





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

1.51%

Annual Net Income **£558.40** Adjusted To

Net Return

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

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

Net Return

3.44%

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 £130,000.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom flat	+ Add to report
TER	Brampton Drive, Preston, PR5	
£750 pcm	Marketed from 12 Dec 2023 to 22 Jan 2024 (41 days) by Kingswood, Fulwood Apartment Un Furnished Prime Location Fantastic Location Close to Town Cer	ntre Shops a
	2 bedroom apartment	+ Add to report
	Halliwell Heights, Walton-le-Dale, Preston, PR5	
£725 pcm	Marketed from 23 Jul 2024 to 2 Sep 2024 (40 days) by Reeds Rains, Bamber Bridge Two Bedroom Apartment Ground Floor EPC Grade C Council Tax Band C Parkin	

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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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.

